City Planning

Rancho Bernardo Community Plan Update

The City of SAN DIEGO

Rancho Bernardo Community Plan Update Snapshot

- First **comprehensive** update in 48 years
- Long-term plan for the future of Rancho Bernardo
- Establishes goals and policies for several community components:



History & Place



Sustainability, Equity, Resilience & Conservation



Land Use & Economic Development



Mobility



Parks, Public Facilities & Services, and Open Space



Urban Design

- Component of the City's General Plan
- Coordinates with other citywide policy frameworks

Recent Milestones

Friday, October 23, 2026

- Launched Phase I Community Plan Update Engagement
- Published Rancho Bernardo Atlas: Existing Conditions Report
- Published Updated Website, Fact Sheet, and FAQ
- Launched Community Preferences & Ideas Survey



Community Plan Update Process (Phases)

Fall 2026 – Winter 2027	Winter 2027 – Summer 2027	Summer 2027 - Winter 2028	Winter 2028 – Summer 2028
1	2	3	4
COMMUNITY IDEAS	**COMMUNITY VALIDATION**	**DRAFT COMMUNITY PLAN**	**HEARING PROCESS & ADOPTION**
Collect input from people that live and work in Rancho Bernardo about how to improve the community	Collect input on early options based on community ideas and technical analyses	Opportunity for community to review and provide meaningful input on complete draft	Finalize Community Plan for adoption by City Council
Deliverables • Existing Conditions Report	**Deliverables** • Ideas Report	**Deliverables** • First Draft Plan	**Deliverables** • Public Hearing Draft Plan • Public Engagement Summary Report

Existing Conditions Atlas

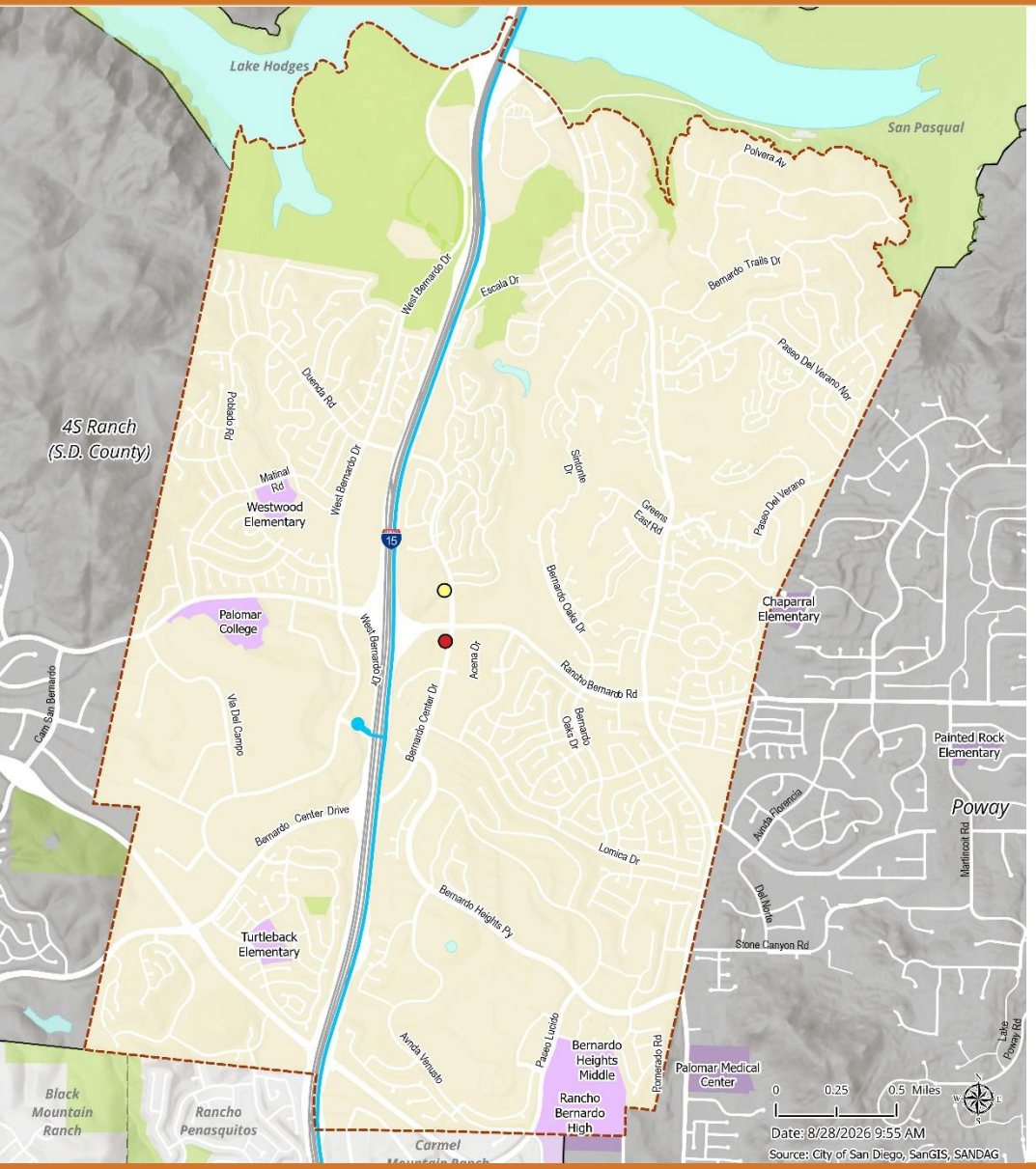
1. Introduction
2. History & Place
3. Sustainability, Equity, Resilience, & Conservation
4. Land Use & Development
5. Mobility
6. Parks, Public Facilities & Open Space

Scan the QR code below to **review** the draft Atlas

Scan the QR code below to **comment on** the draft Atlas



Rancho Bernardo Community Plan Area



- Community Plan Area
- Other Community Planning Area
- Municipal Boundary
- Water Body
- Other Jurisdiction
- Institutional
- Park or Open Space
- Rapid Bus Route
- Ranch Bernardo Transit Station
- Library
- Fire Station

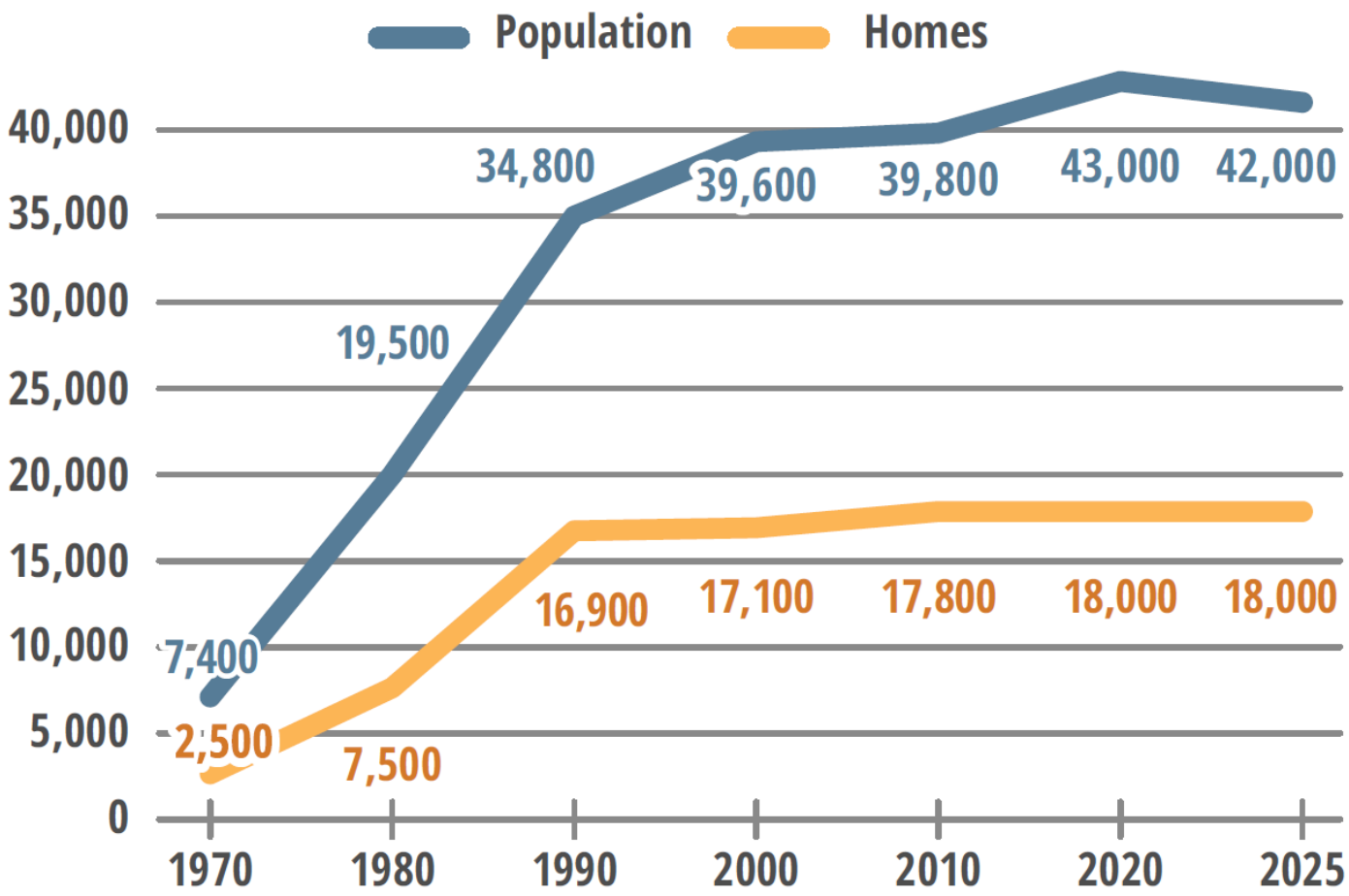
6,580 Acres

42,000 People

18,000 Homes

3.0% of City population

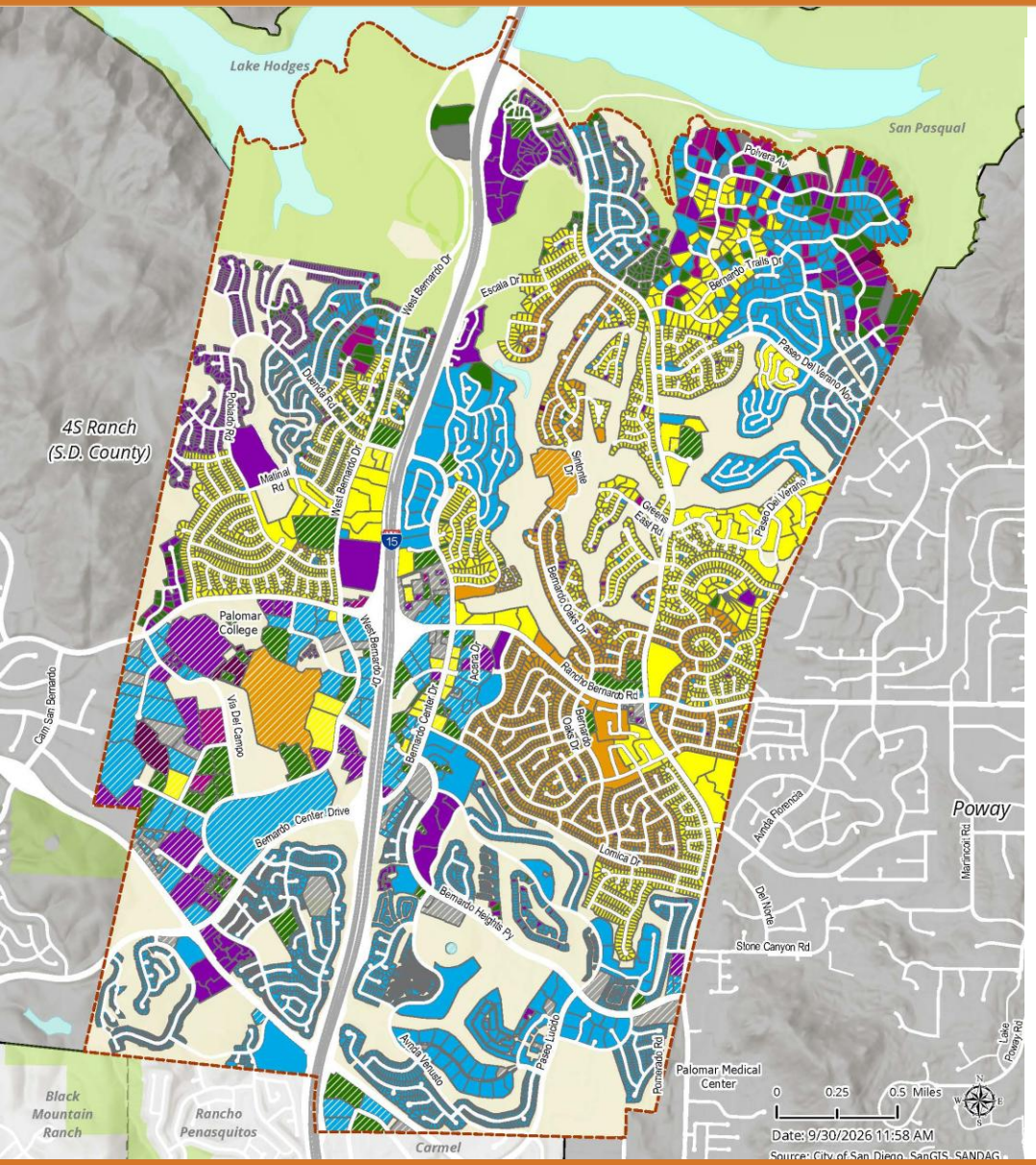
Population and Housing Growth (2000 to 2025)



	2000	2025	% Change
City of San Diego	1,223,400	1,409,400	+15.2%
Rancho Bernardo	39,600	42,000	+6.1%

- Rapid population and housing growth from the 1970's to 1990's
- Slower growth than Citywide average since 2000

Development Timeline



Residential Building

Year Built

- Pre-1959
- 1960-1969
- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2009
- 2010-2019
- 2020-2026
- Unknown

Non-Residential Building

Year Built

- Pre-1959
- 1960 - 1969
- 1970 - 1979
- 1980 - 1989
- 1990 - 1999
- 2000 - 2009
- 2010 - 2019
- 2020 - 2025
- Unknown

- Most residential development occurred before 1990 (orange, yellow, blue)
- Minimal new residential development since 2000

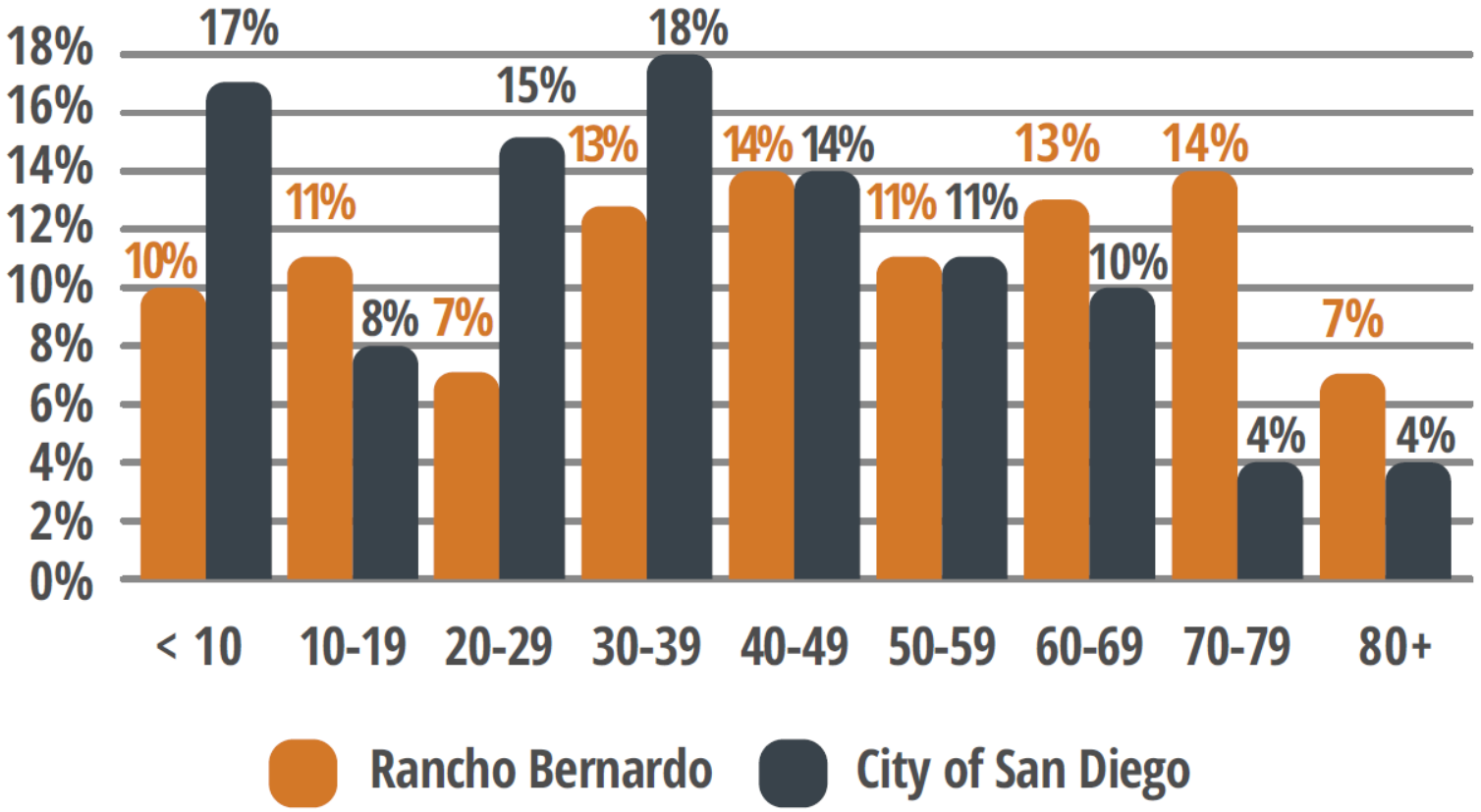
Population Change by Age (2000 to 2025)

Age Group *(Pop Change by Age)*	2000	2025	% Change
Less than 10	4,300	4,400	2%
10 to 19	4,800	4,600	-4%
20 to 29	3,200	2,800	-13%
30 to 39	4,900	5,500	12%
40 to 49	5,500	5,800	5%
50 to 59	4,500	4,500	N/A
60 to 69	3,500	5,600	60%
70 to 79	5,100	6,000	18%
80 or More	3,800	2,800	-26%
TOTAL	39,600	42,00	

- Substantial increase in adults aged 60 to 79 since 2000
- Moderate increase in children less than 10 and adults aged 30 to 49
- Decrease in adults aged 20 to 29

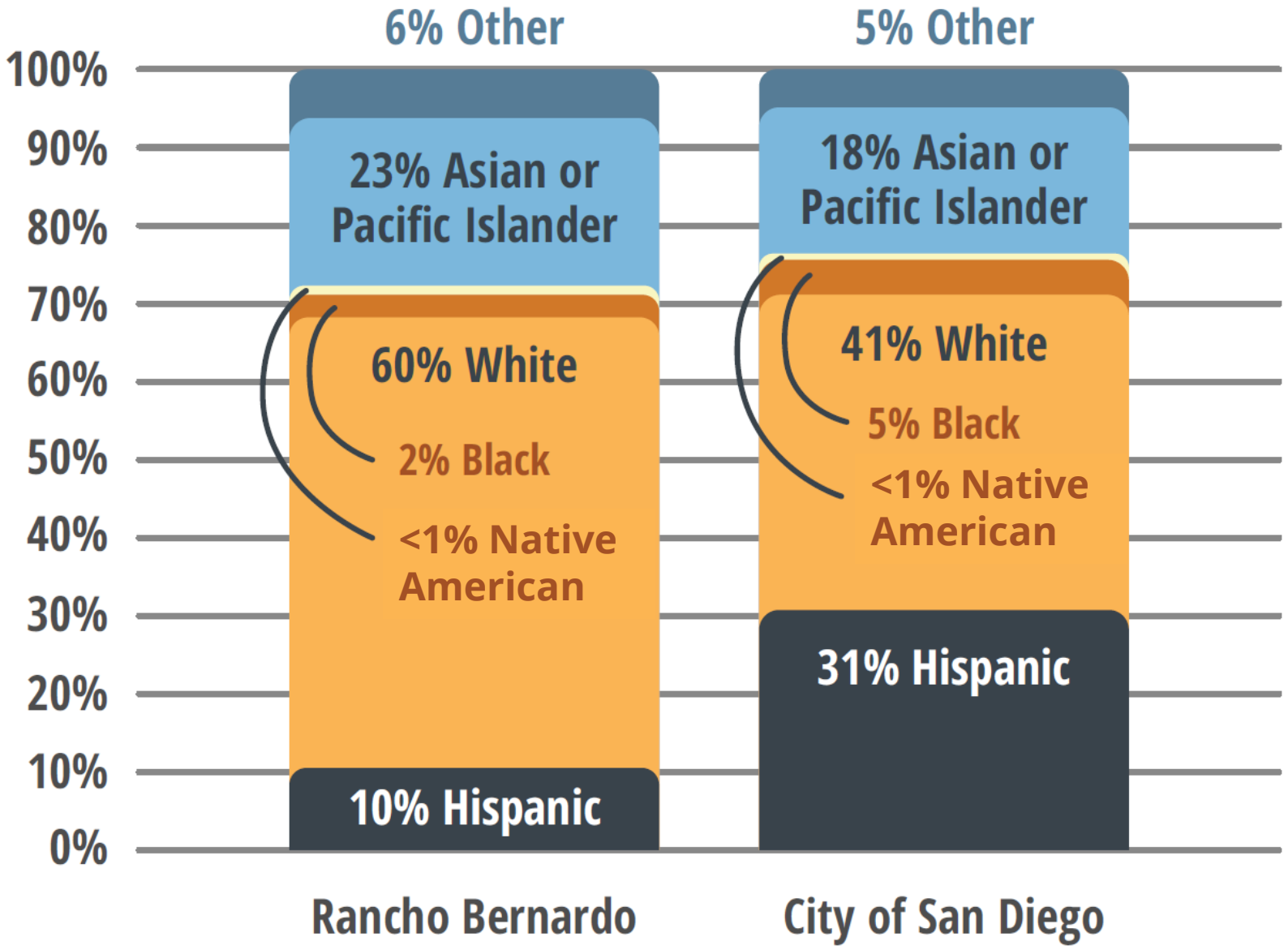
Age Groups (Rancho Bernardo and City of San Diego, 2025)

	Rancho Bernardo	City of San Diego
Persons Per Household	2.42	2.52



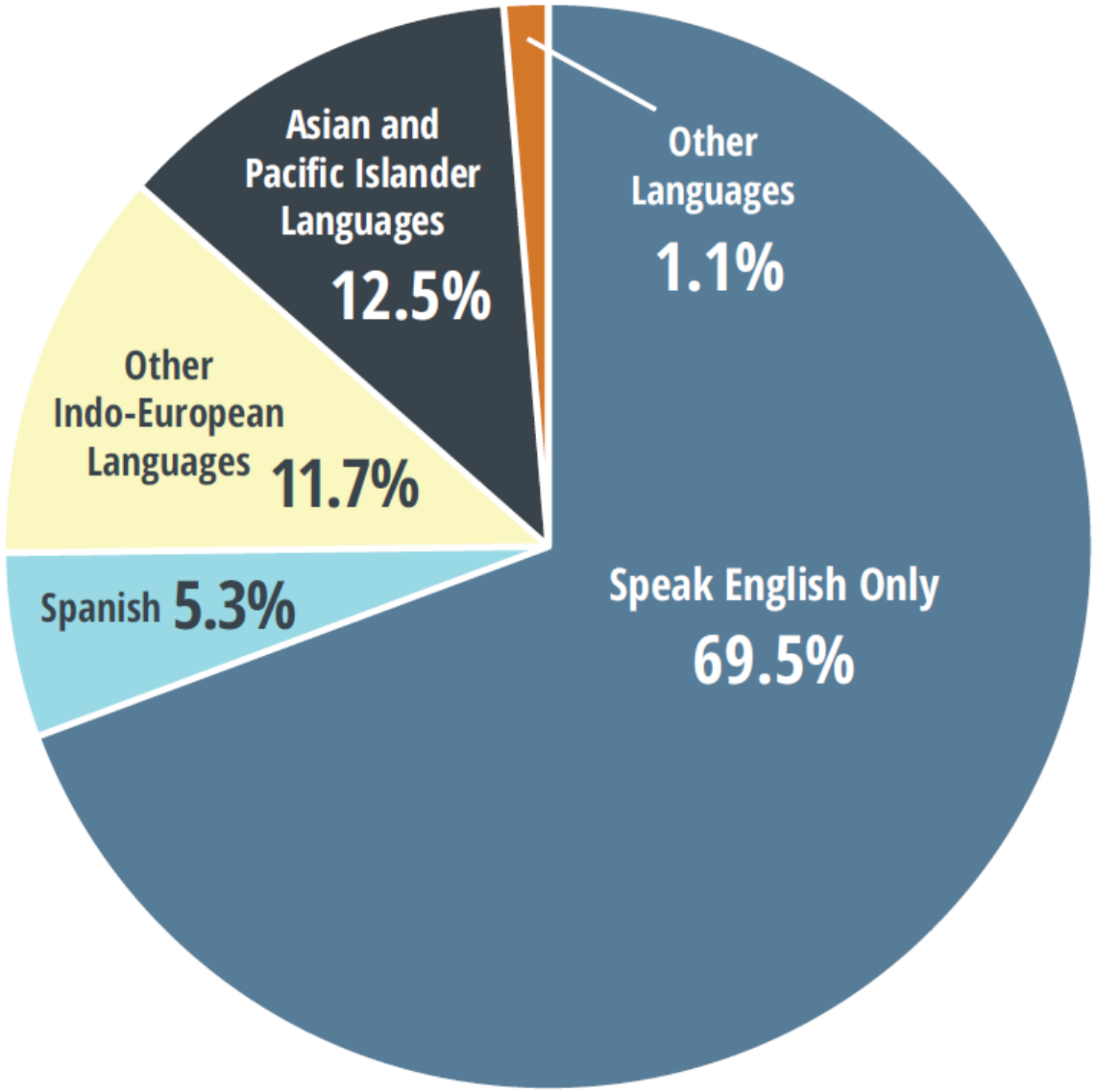
- Much higher proportion of adults age 60+ in Rancho Bernardo
- Similar proportion in adults aged 40 to 59; slightly higher proportion of teens
- Much lower proportion of younger adult / emerging families (age 20 to 39) and children under 10

Race / Ethnicity (Rancho Bernardo and City of San Diego, 2025)



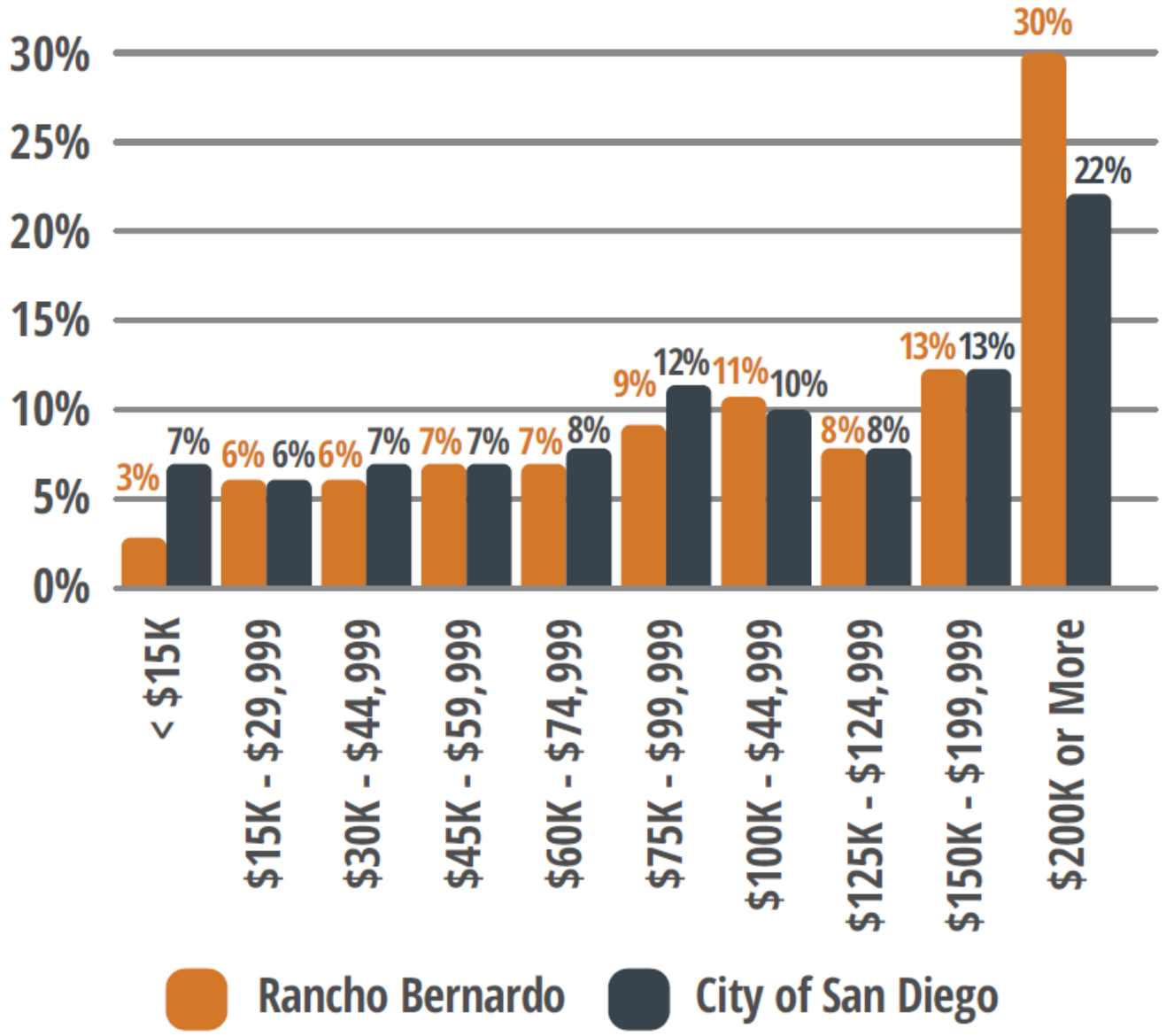
- Higher proportion of White residents and Asian or Pacific Islander residents
- Lower proportions of residents that are Black or Hispanic
- Similar proportion of residents in all other racial and ethnic groups

Languages Spoken (2024)



- English is the most common language spoken (more than two thirds)
- More than one quarter of residents speak a language other than English or Spanish
- Slightly more than one in twenty people speak Spanish

Household Income Groups (RB and CoSD)



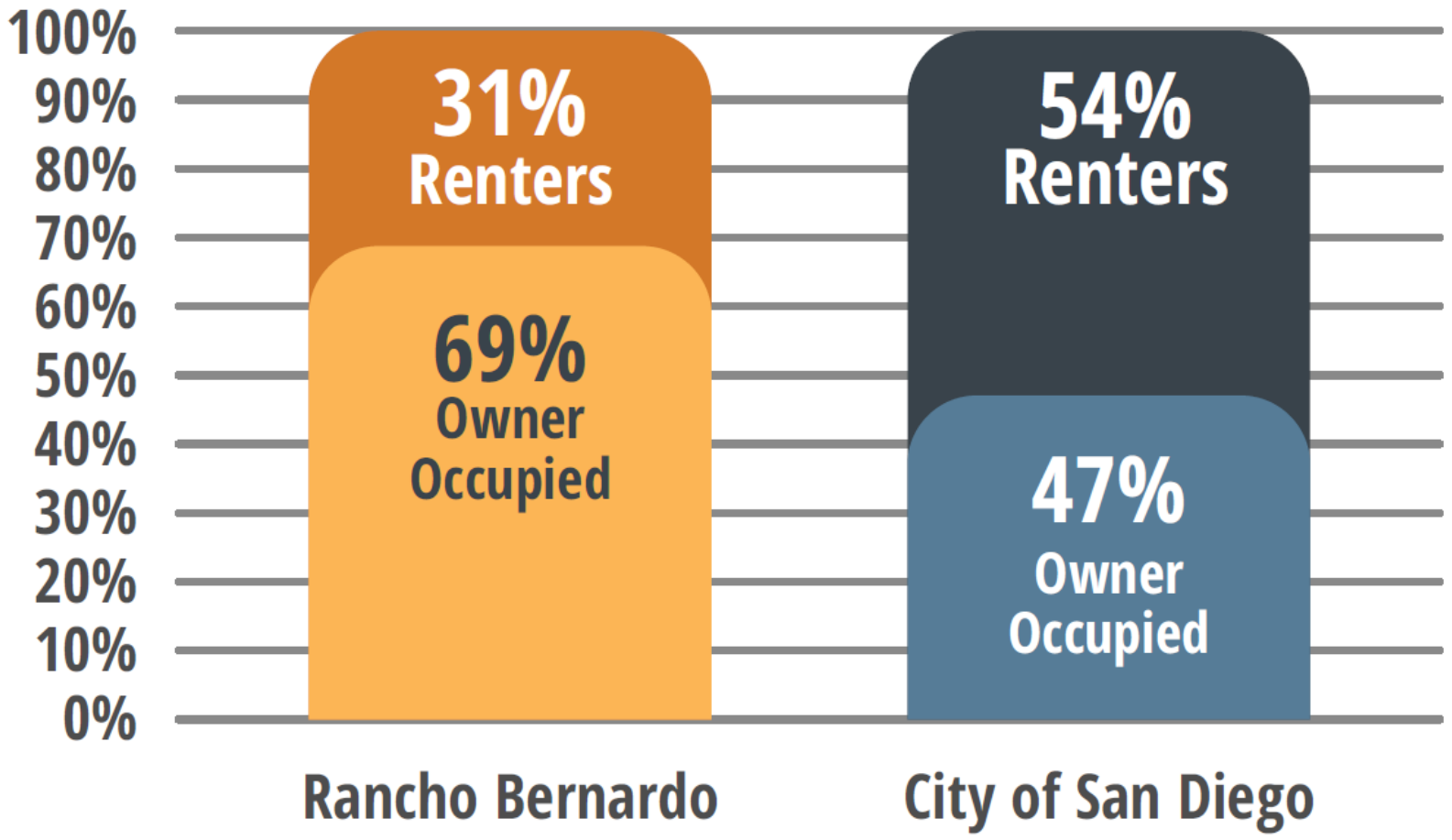
- Larger proportion of Rancho Bernardo households earn $200k+ than citywide
- Smaller proportion of RB households are middle-income or lower income than the CoSD

Household Income and Home Value (RB and CoSD, 2000 to 2025)

Rancho Bernardo	2000	2025	% Change
Household Income	$63,300	$134,700	+113%
All Homes Values (Single and Condo/Co-op)	$308,600	$1,336,000	+333%
Single-Family Home Value	$354,400	$1,554,300	+339%
Multi-Family Home Value	$191,000	$718,300	+276%
City of San Diego	**2000**	**2025**	**% Change**
Household Income	$45,800	$112,700	+146%
All Homes Values (Single and Condo/Co-op)	$235,300	$1,001,300	+326%
Single-Family Home Value	$266,700	$1,147,200	+330%
Multi-Family Home Value	$168,900	$662,800	+292%

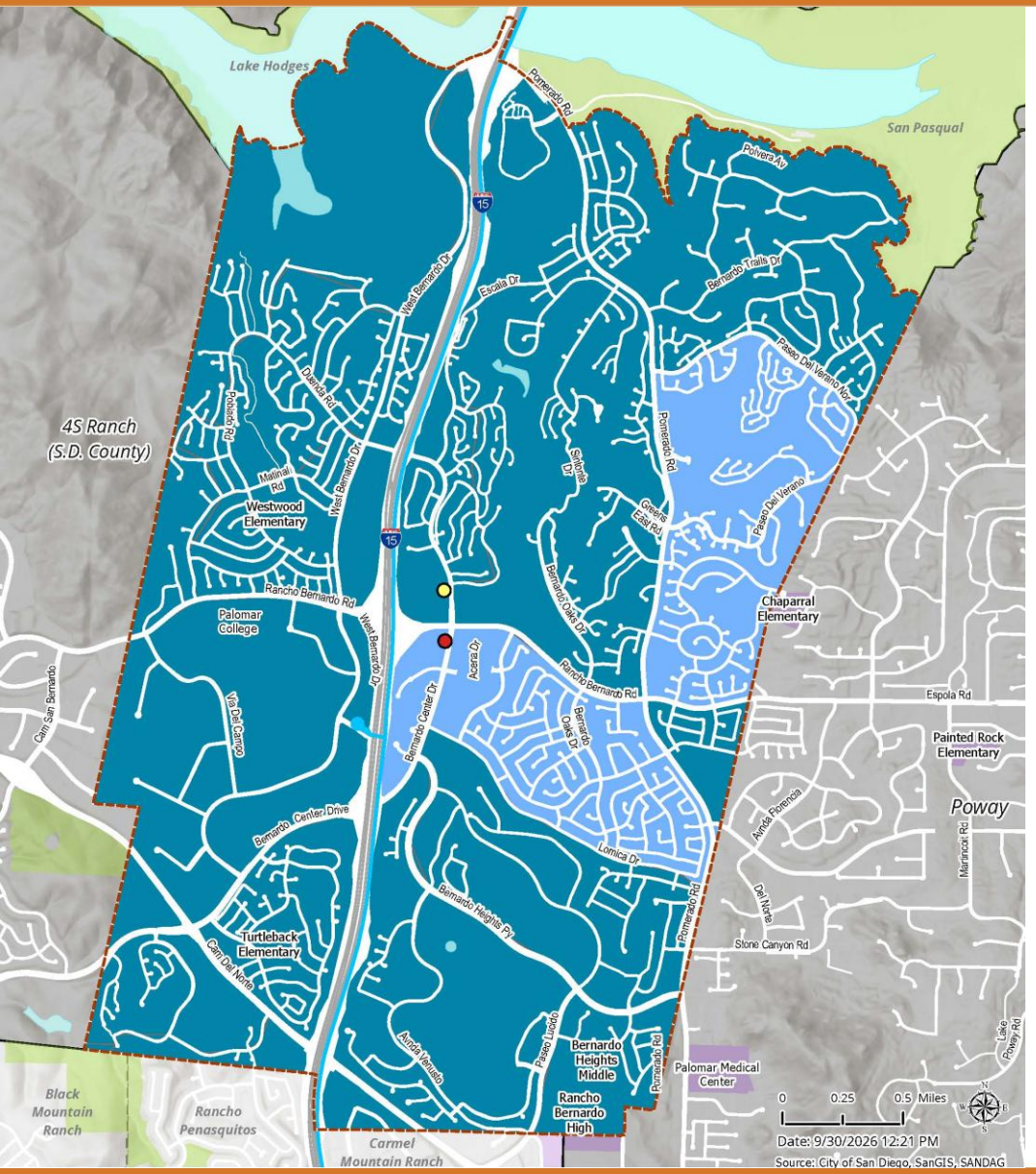
- Since 2000:
  - RB household income more than ***doubled*** (113%)
  - RB home values have ***more than quadrupled*** (333%)
  - CoSD ***incomes rose slightly more*** than RB; CoSD ***home values rose slightly less*** than RB

Household Occupancy (Rancho Bernardo and City of San Diego, 2024)



- More than two thirds of Rancho Bernardo households own their homes; less than one third rent
- Citywide, slightly more than half of households rent' slightly less than one half own

California Tax Credit Allocation Committee Resource Areas



CTCAC Opportunity Categories (2026)
- High Resource
- Highest Resource

- Community Plan Boundary
- Other Community Planning Area
- Municipal Boundary
- Other Jurisdiction
- Institutional
- Park or Open Space
- Water Body
- Rapid Bus Rute
- Ranch Bernardo Transit Station
- Library
- Fire Station

- Rancho Bernardo neighborhoods are high and highest Resources
- 8 economic & education indicators:

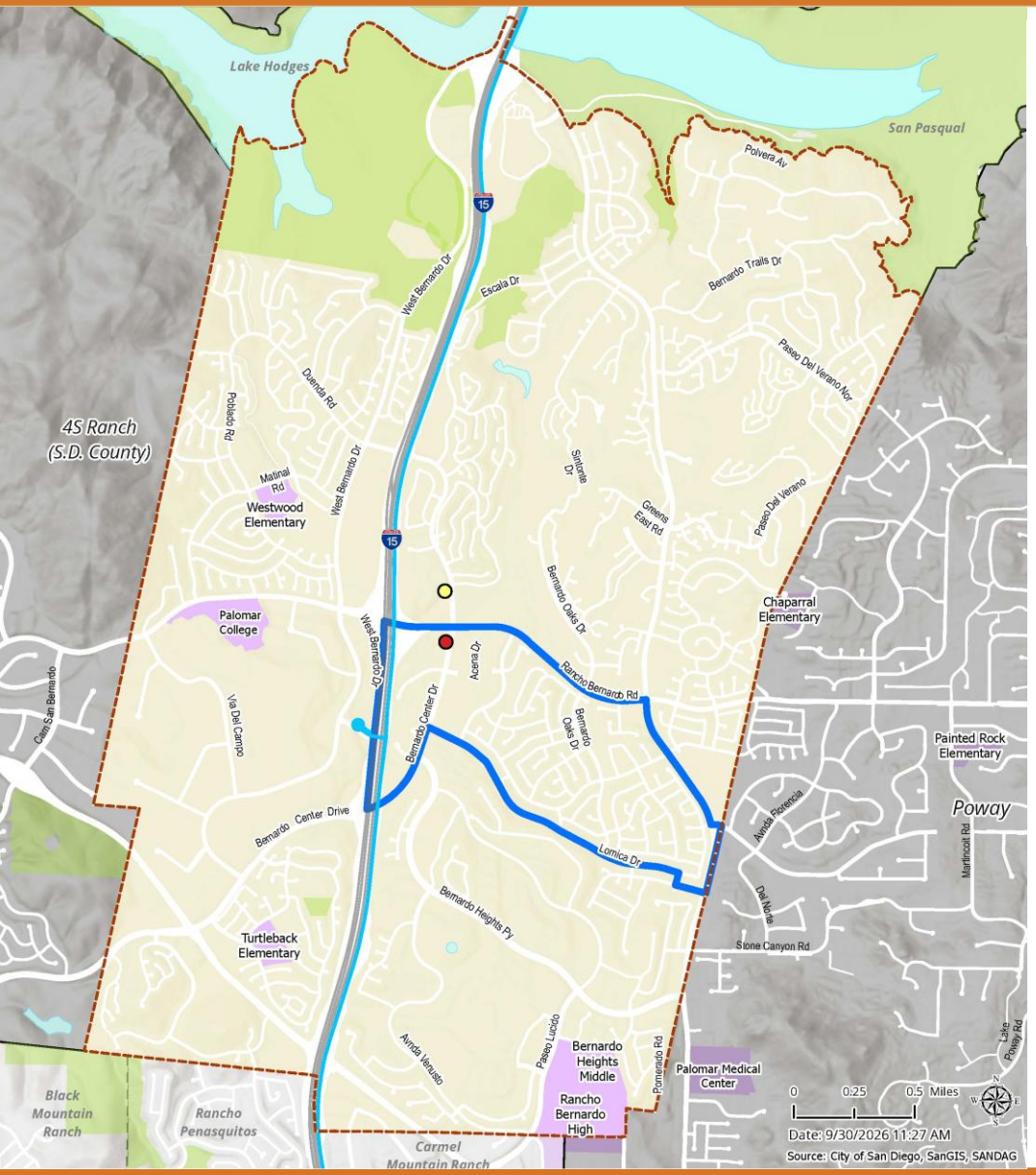
Economic

- Above 200 percent of poverty
- Adult education
- Employment
- Median home value

Education

- Math proficiency
- Reading proficiency
- High school graduation rate
- Student poverty rate

Environmental Justice Communities



- 502 acres (8%) is identified as Environmental Justice Community
- Compounding factors:

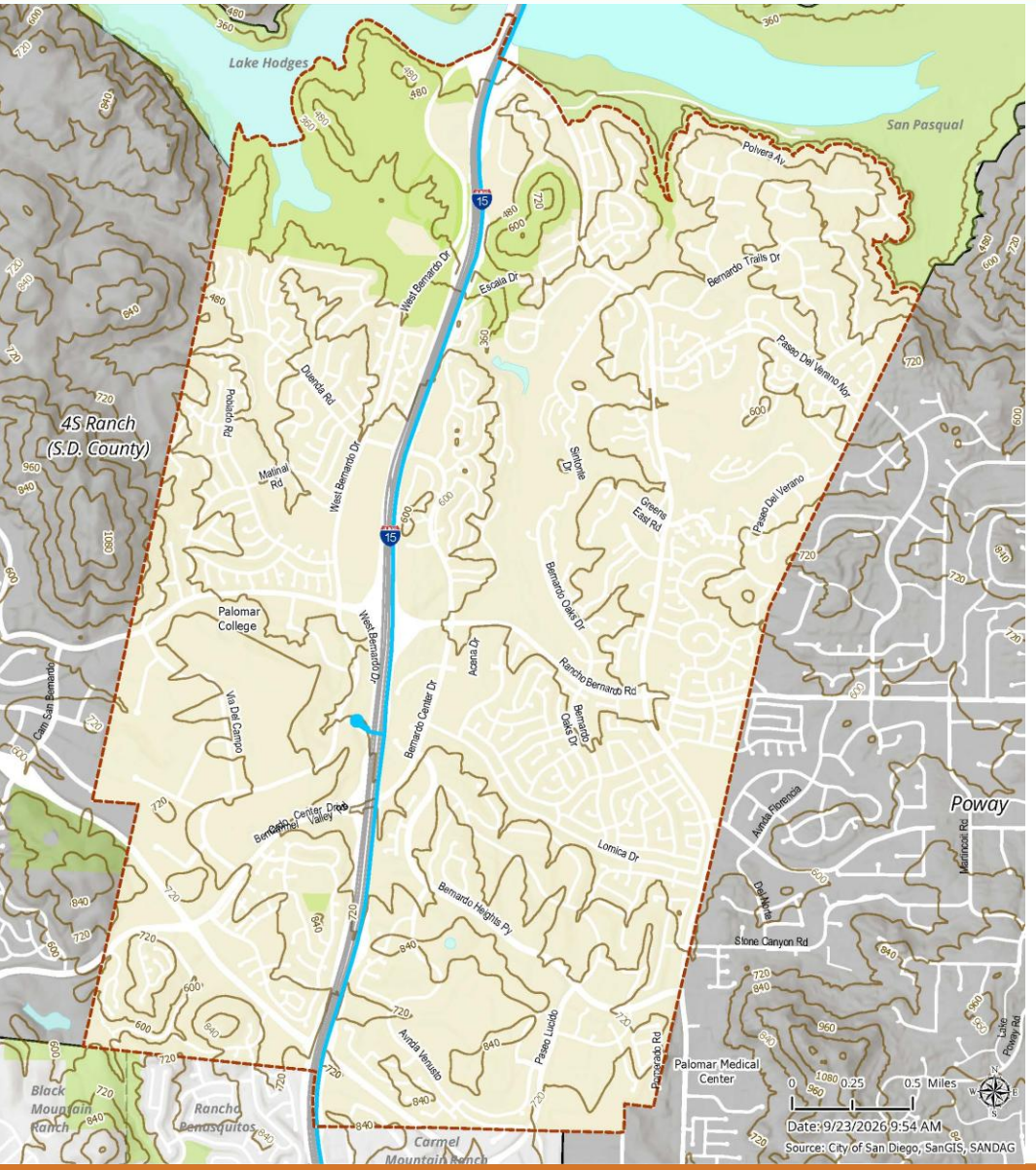
Demographic / Socio-economic Factors

- Higher energy costs relative to household income
- Higher housing cost burden
- Higher prevalence of diabetes

Environmental Factors

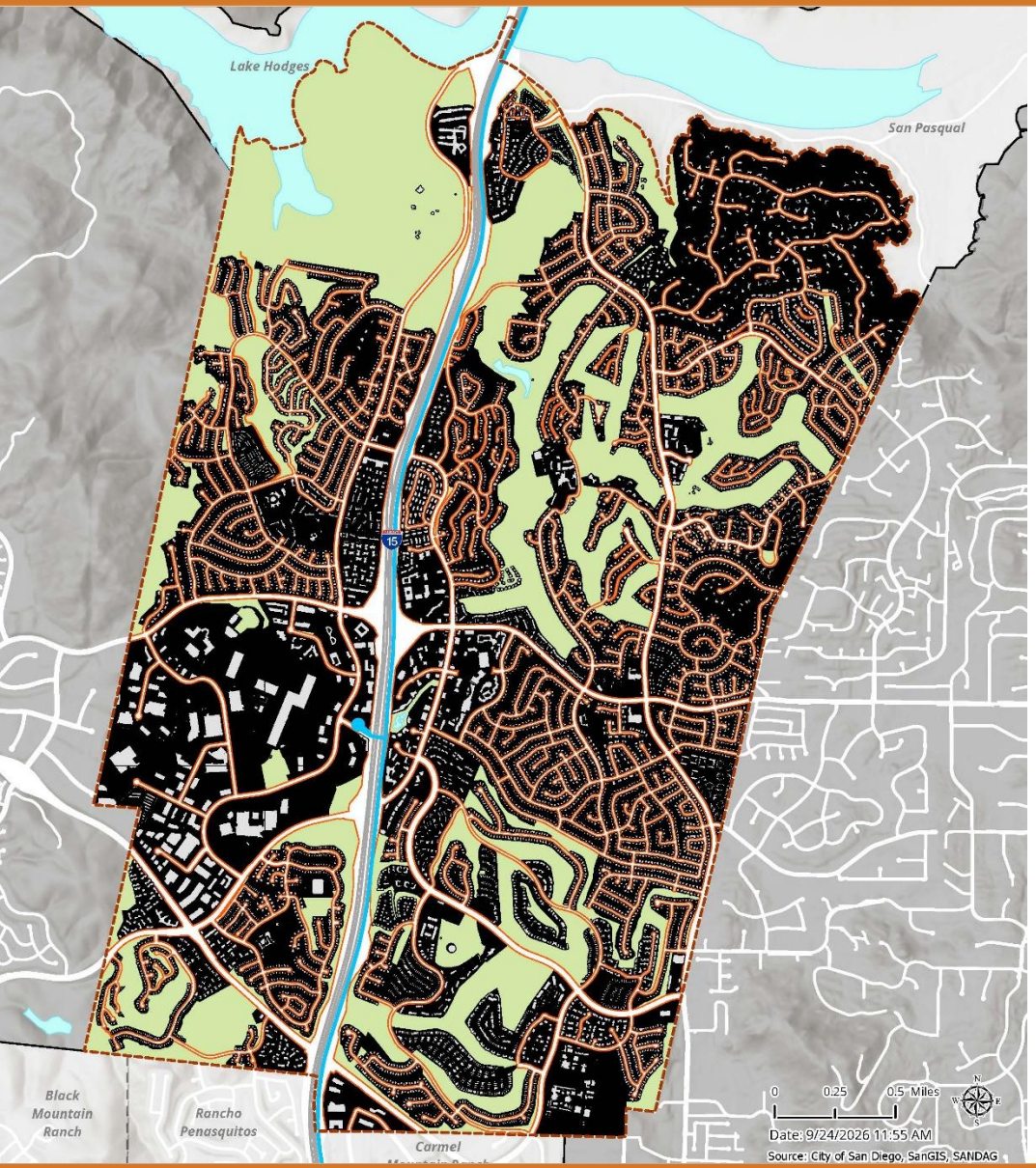
- Lower tree canopy coverage / higher daytime temperatures
- Interstate 15 and other factors contribute to moderate levels of particulate matter pollution

Topography and Natural Features



- Community defined by rolling hills, ridgelines, and knolls
- Important natural features:
  - San Pasqual Valley
  - Lake Hodges
  - Battle Mountain

Block Pattern



Building Footprints
Block Pattern Detail
Park, Open Space, or Golf Course
Block Pattern Outline
Community Plan Boundary
Water Body
Other Jurisdiction
Other Community Planning Area
Municipal Boundary
Rapid Bus Route
Ranch Bernardo Transit Station

- Topography has influenced the block pattern:
  - Curving streets and cul-de-sacs
  - Superblock are formed by insular residential subdivisions and commercial / industrial centers surrounded by surface parking

Vegetation and Multi-Habitat Planning Area



- Northern boundary includes Multi-Habitat Planning Area
- San Pasqual Valley and Lake Hodges are one of the largest continuous blocks of habitat in the City

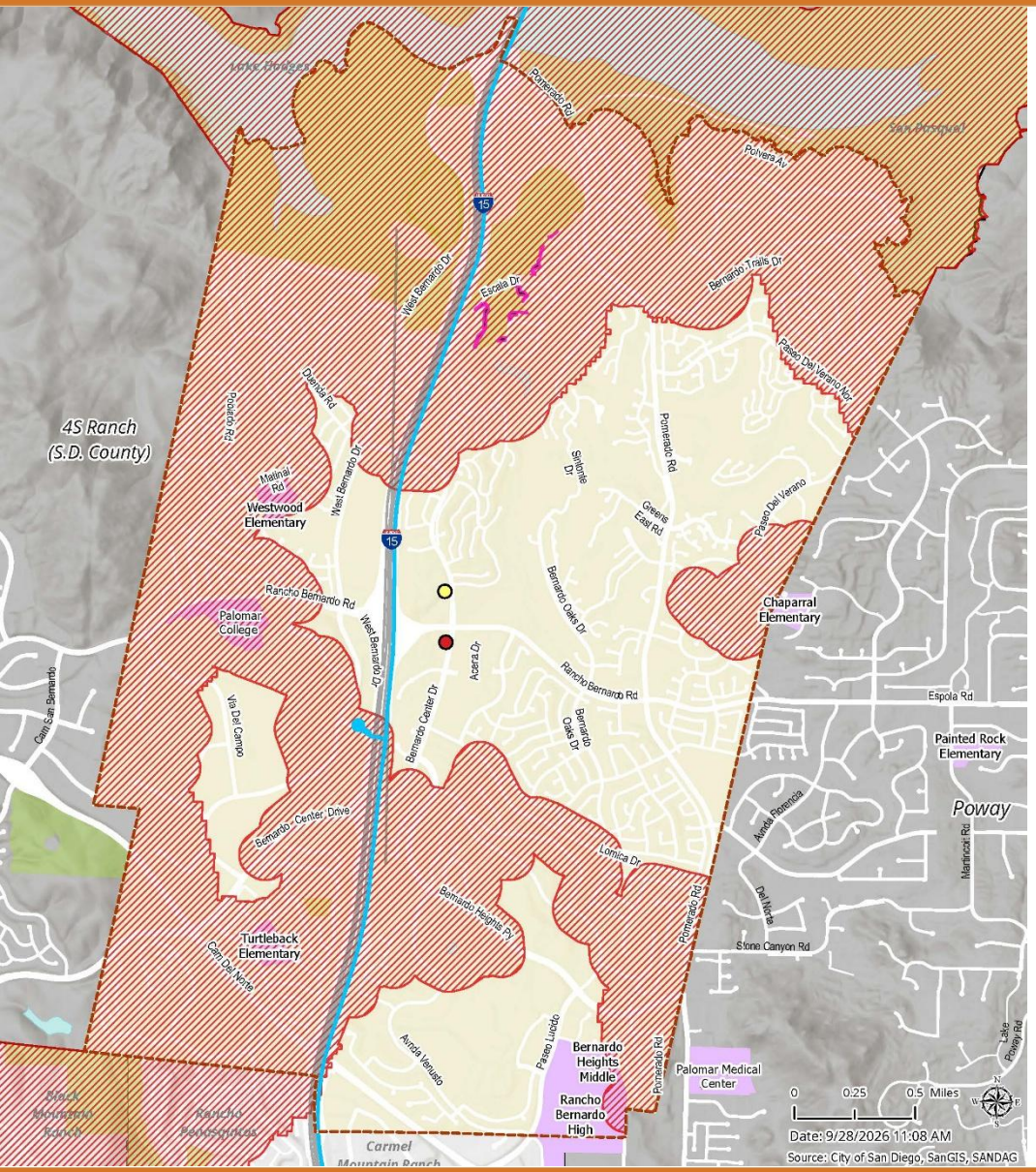
Multi-Habitat Planning Area

Vegetation

- Coastal Sage Scrub
- Chaparral
- Grassland
- Freshwater Marsh
- Riparian Forest
- Oak Riparian Forest
- Riparian Scrub
- Oak Woodland
- Open Water
- Disturbed Wetland
- Disturbed Land
- Agriculture

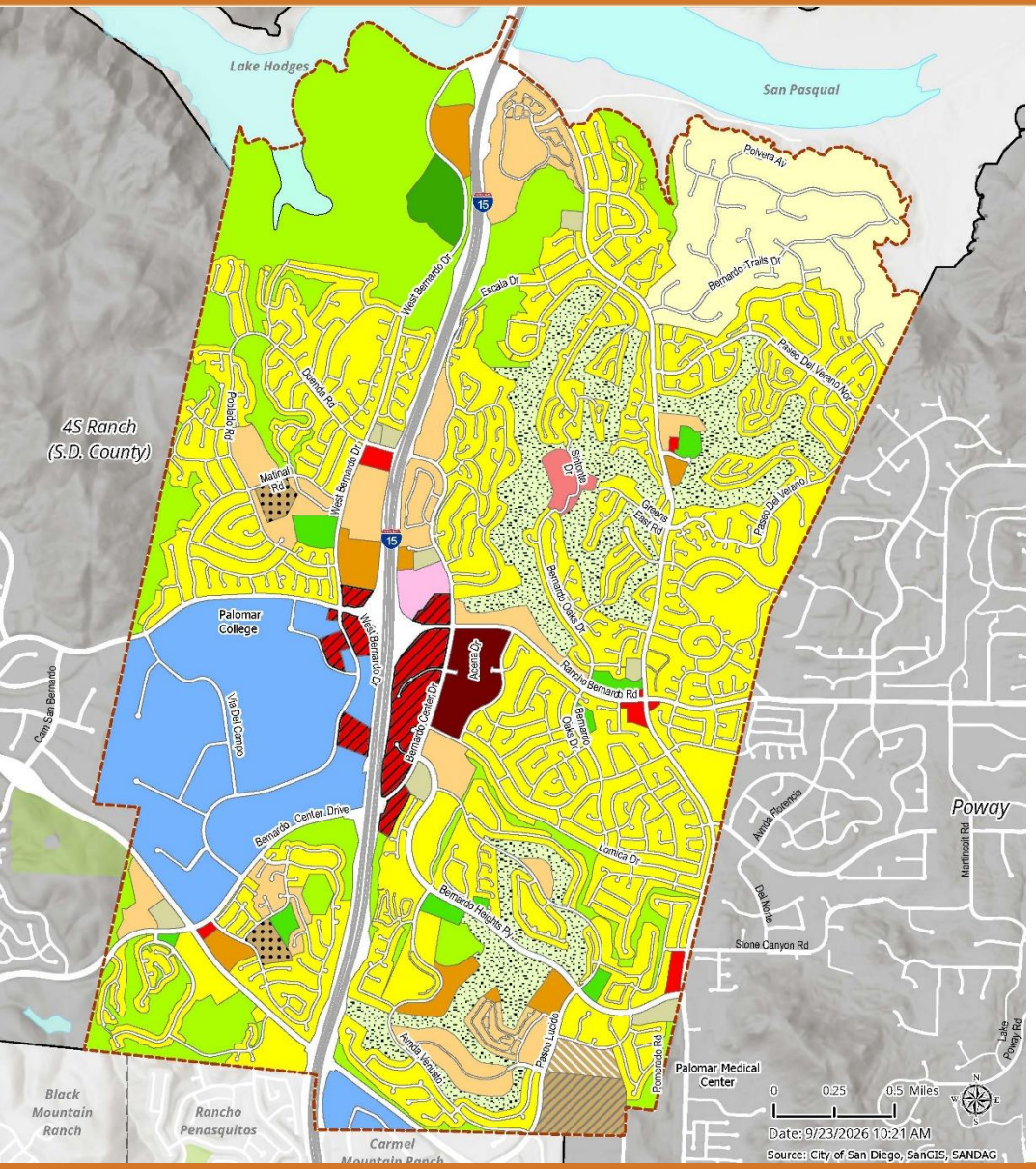


Very High Fire Hazard Severity Zone and Brush Management Zone



- Very High Fire Hazard Severity Zone inclusion based upon vegetation density and slope severity
- Several fires have prompted evacuations
- 2007 Witch Creek Fire was the most recent fire to destroy homes

1978 Adopted Plan Land Use



Residential
- Very Low Density Residential (0-1 du/ac)
- Low Density Residential (1-9 du/ac)
- Low-Medium Density Residential (9-14 du/ac)
- Medium Density Residential (14-29 du/ac)

Commercial
- Neighborhood Commercial
- Office Commercial
- Resort
- Specialized Commercial
- Town Center

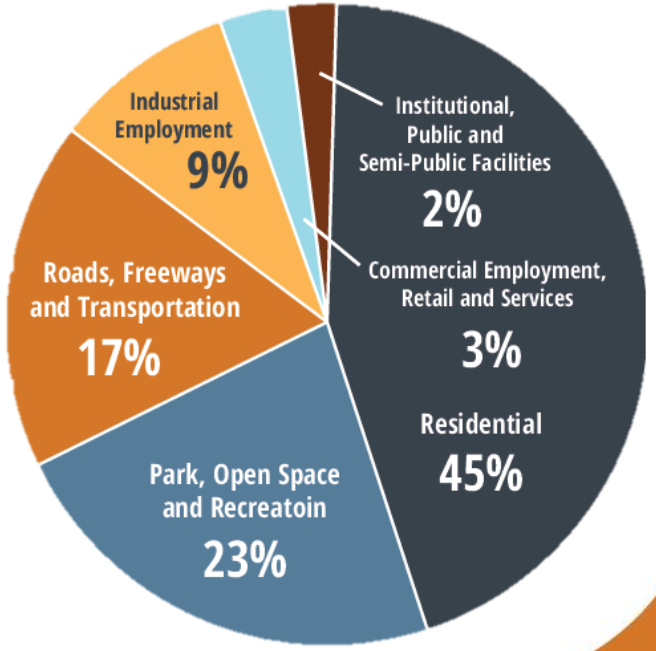
Educational
- Elementary School
- Intermediate School
- High School

Industrial
- Industry

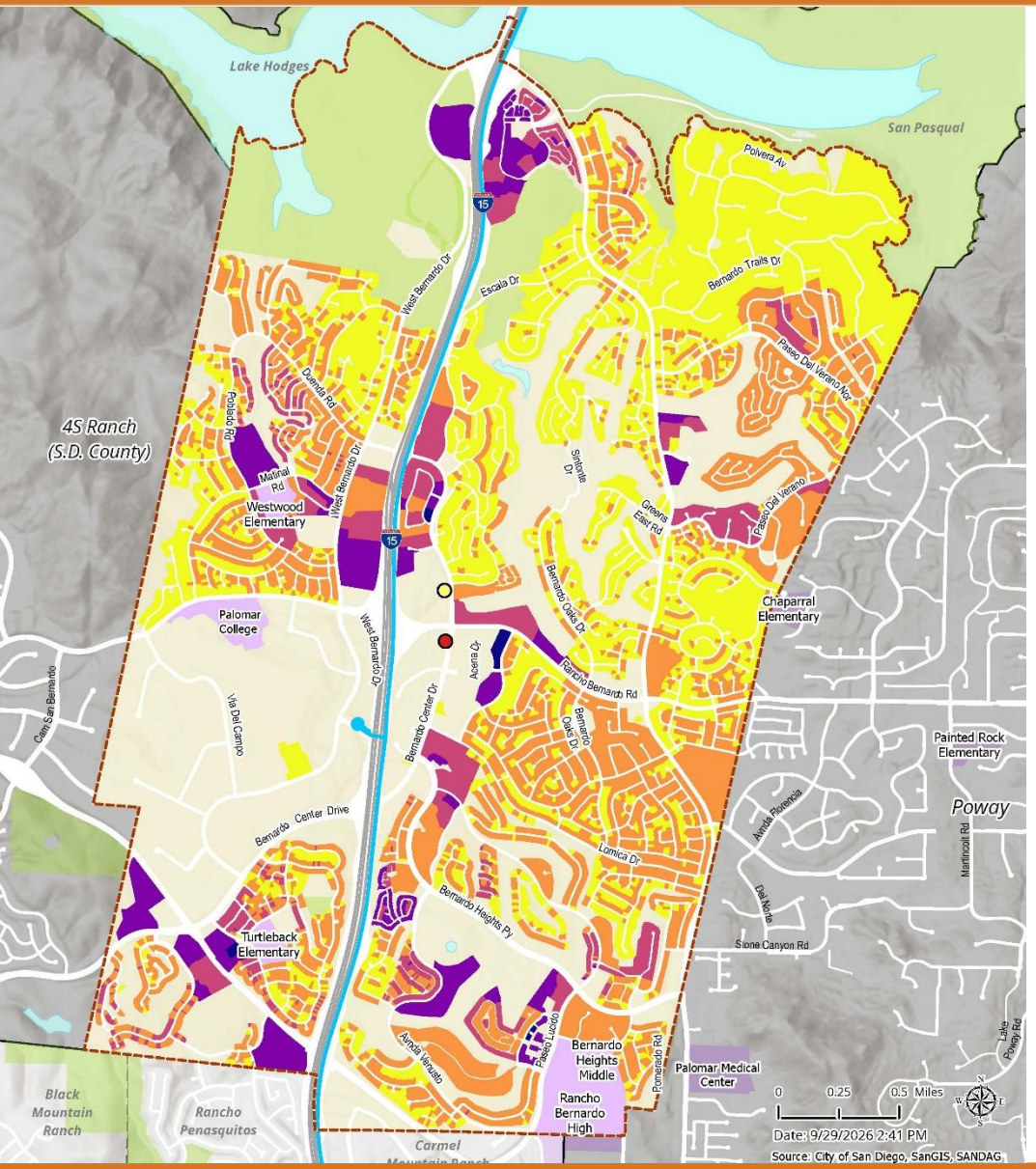
Institutional
- Institutional

Recreational
- Public Park
- Golf Course
- Private Recreation
- Open Space
- Bodies of Water

- Community is 45% Residential and 3% Commercial and Retail
- 23% of RB is Park, Private Recreation, or Open Space
- 17% is Right-of-Way or private roads



Residential Density





Density Range	Total Acres	Share of Residential Acres	Total Homes	Share of Total Homes
Single Family Homes				
Up to 5 Homes per Acre	1,391	49%	4,207	23%
6 to 9 Homes per Acre	969	34%	6,631	37%
Subtotal	2,360	83%	10,838	60%
Multi-Family Homes				
10 to 14 Homes per Acre	249	9%	2,870	16%
15 to 29 Homes per Acre	212	8%	4,059	23%
30 or More Homes per Acre	4	<1%	200	1%
Subtotal	465	17%	7,129	40%
Total	2,825		17,967	

- **Single-Family** homes account for ***83 percent of all residential land*** and ***60 percent of all homes***
- **Multi-Family** homes account for ***17 percent of all residential land*** and ***40 percent of all homes***

Building Types - Residential

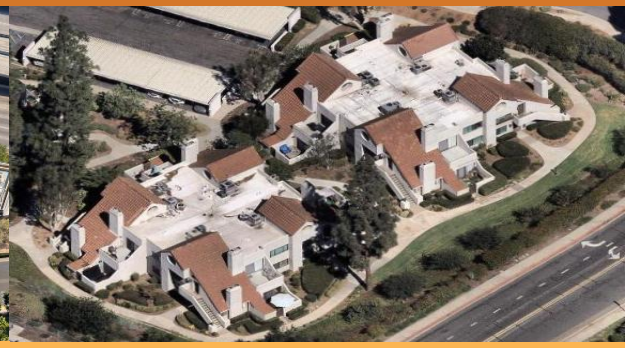
Detached Homes



Low-Rise Multi-Family



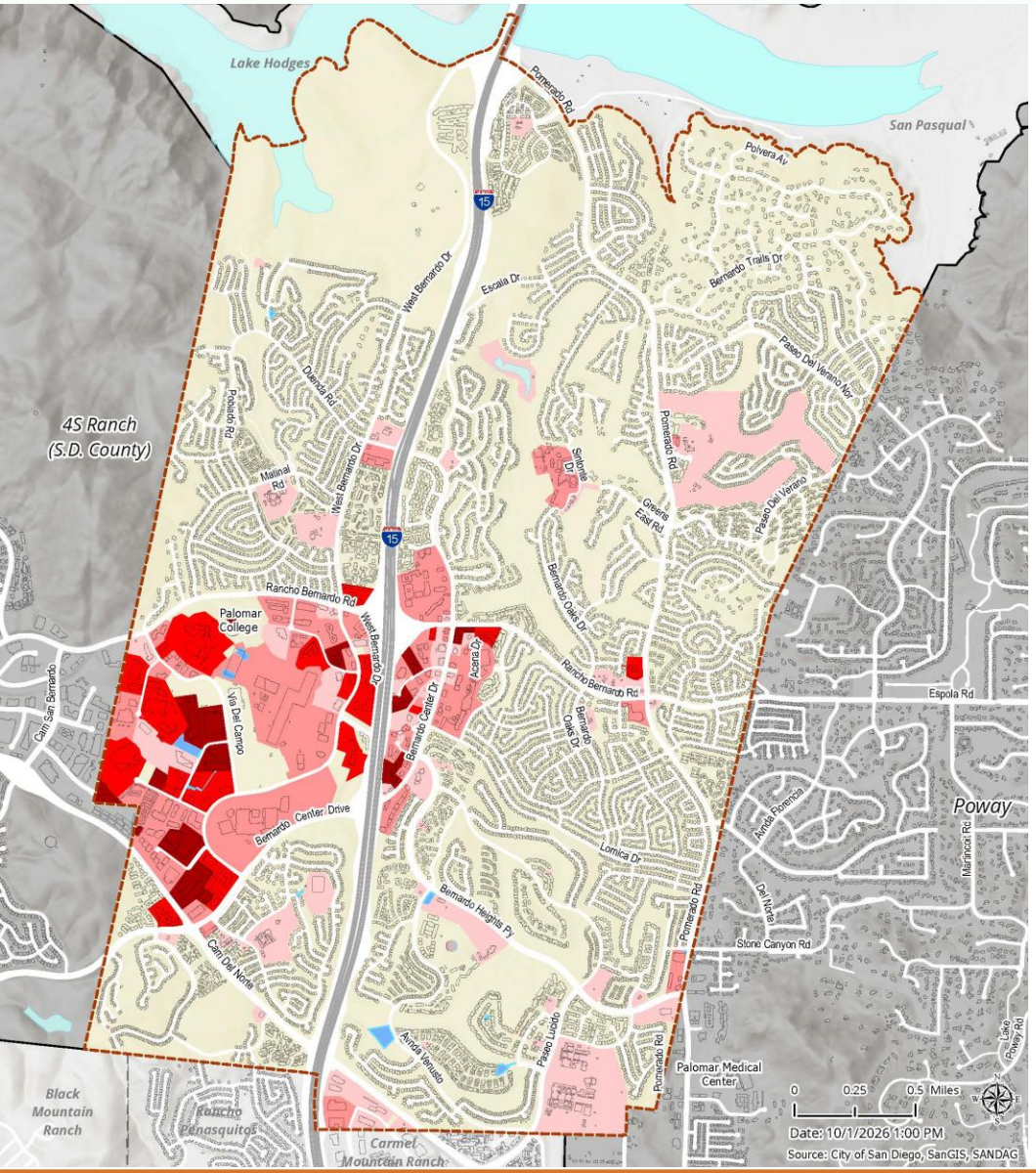
SkyLine



Bernardo Pines Condos

- Detached homes in one- and two-story neighborhoods
- Condominiums and apartments in low-rise complexes

Non-Residential Floor Area Ratio Map



Floor Area Ratio (FAR)

- Up to 0.25 FAR
- > 0.25 to 0.50 FAR
- > 0.50 to 0.75 FAR
- Above 0.75 FAR
- Vacant

Floor Area Ratio	Share of Non-Residential Properties
Up to 0.25	45%
More than 0.25 FAR to 0.50 FAR	34%
More than 0.50 FAR to 0.75 FAR	14%
More than 0.75 FAR	7%

- Median FAR is .29
- 15 properties have FAR greater than .75;
  - 6 properties have FAR greater than 1.0
- Maximum FAR is 5.9

Building Types – Non-Residential

Low-Rise Industrial and Business Parks



Amazon Warehouse



Petco Headquarters

Shopping Centers



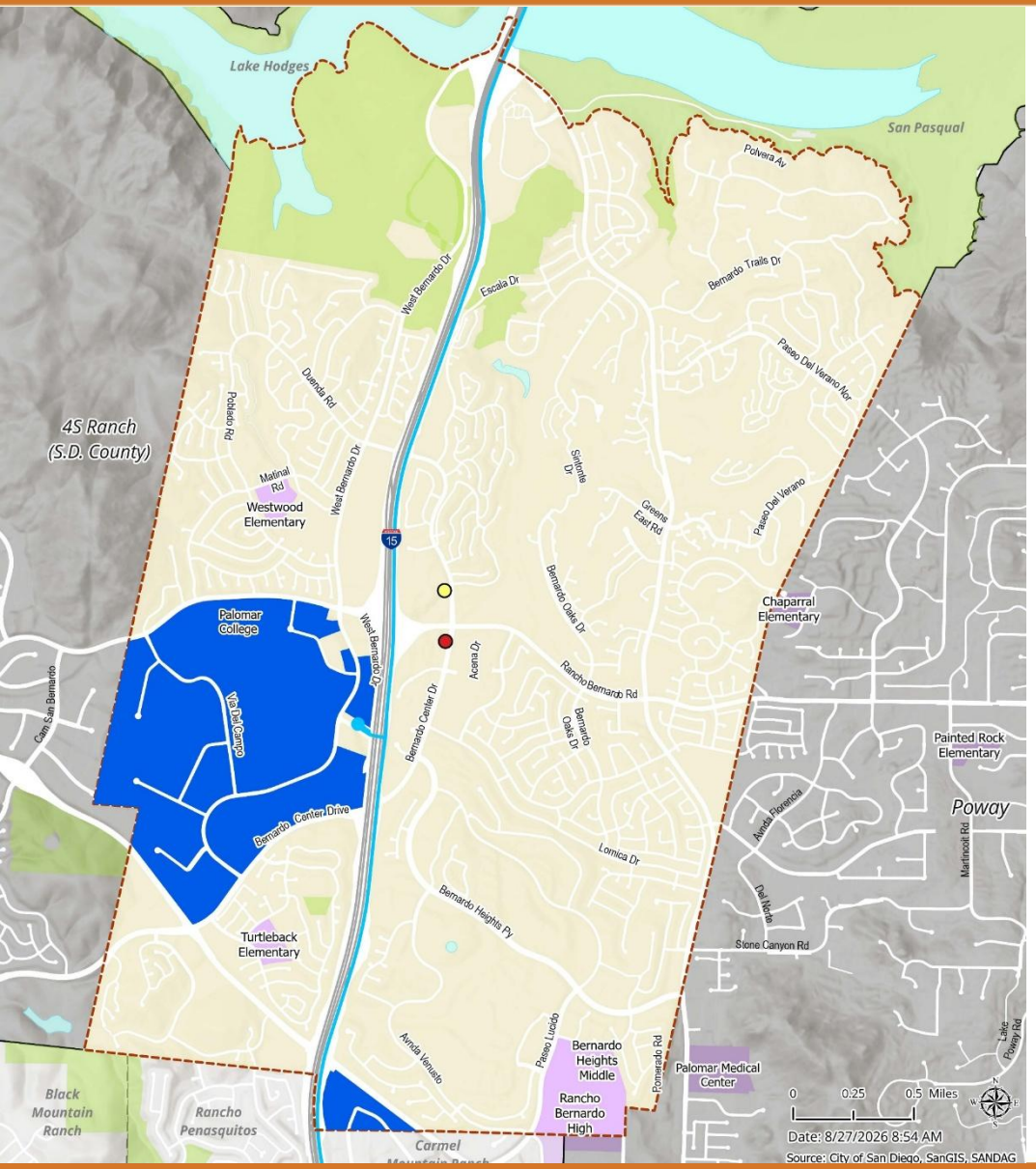
Pomerado Village Shopping Center



The Plaza at Rancho Bernardo

- Low-rise industrial buildings and office campuses
- Shopping centers with large building footprints
- Substantial site area devoted to surface parking

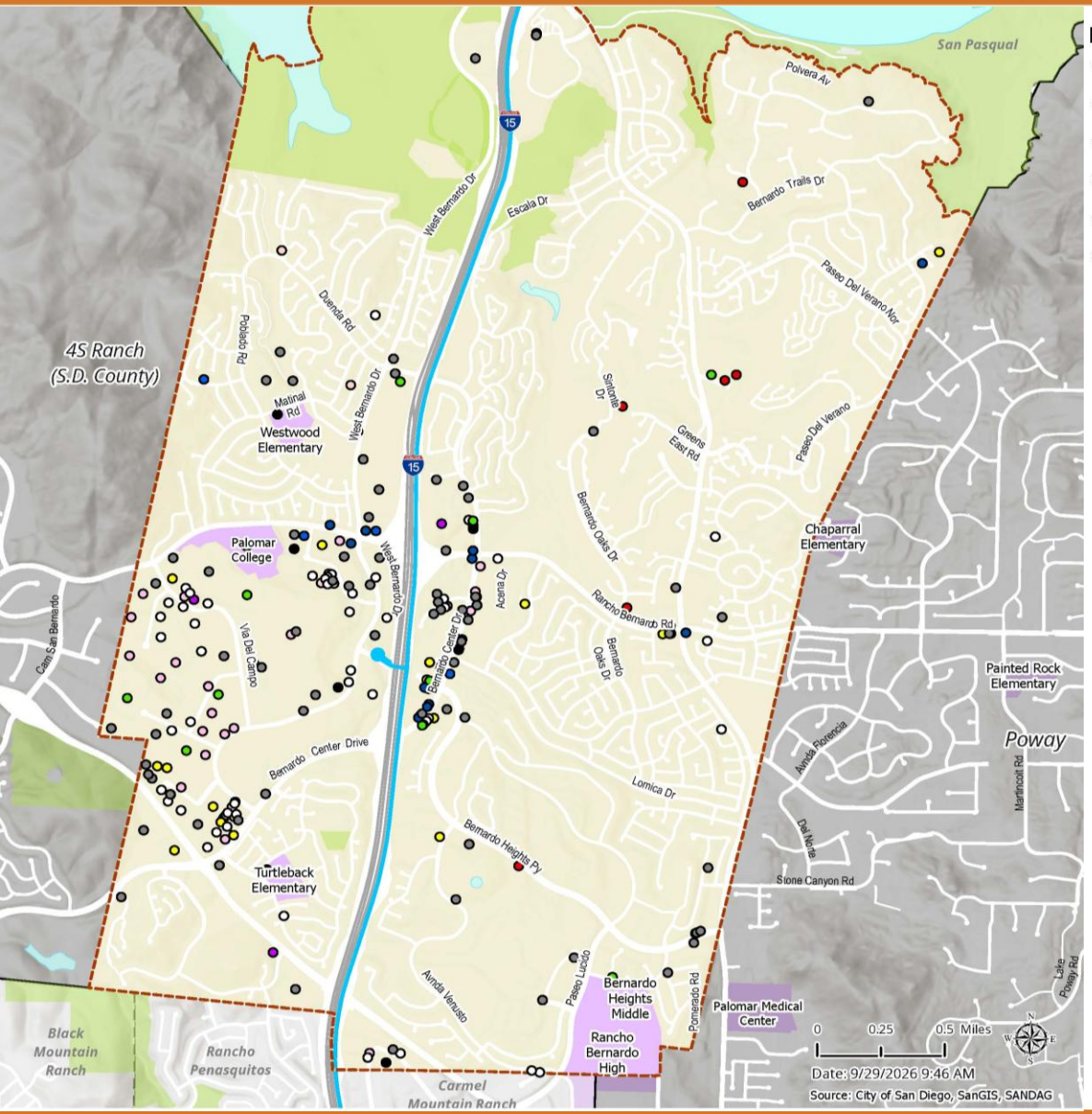
Prime Industrial Lands



Prime Industrial Lands
Community Plan Boundary
Park or Open Space
Institutional
Other Jurisdiction
Other Community Planning Area
Municipal Boundary
Rapid Bus Route
Ranch Bernardo Transit Station
Library
Fire Station

- 9% of community is designated as Prime Industrial
- Prime Industrial supports concentrations of jobs and exports to stimulate the local economy

Location of Business and Jobs



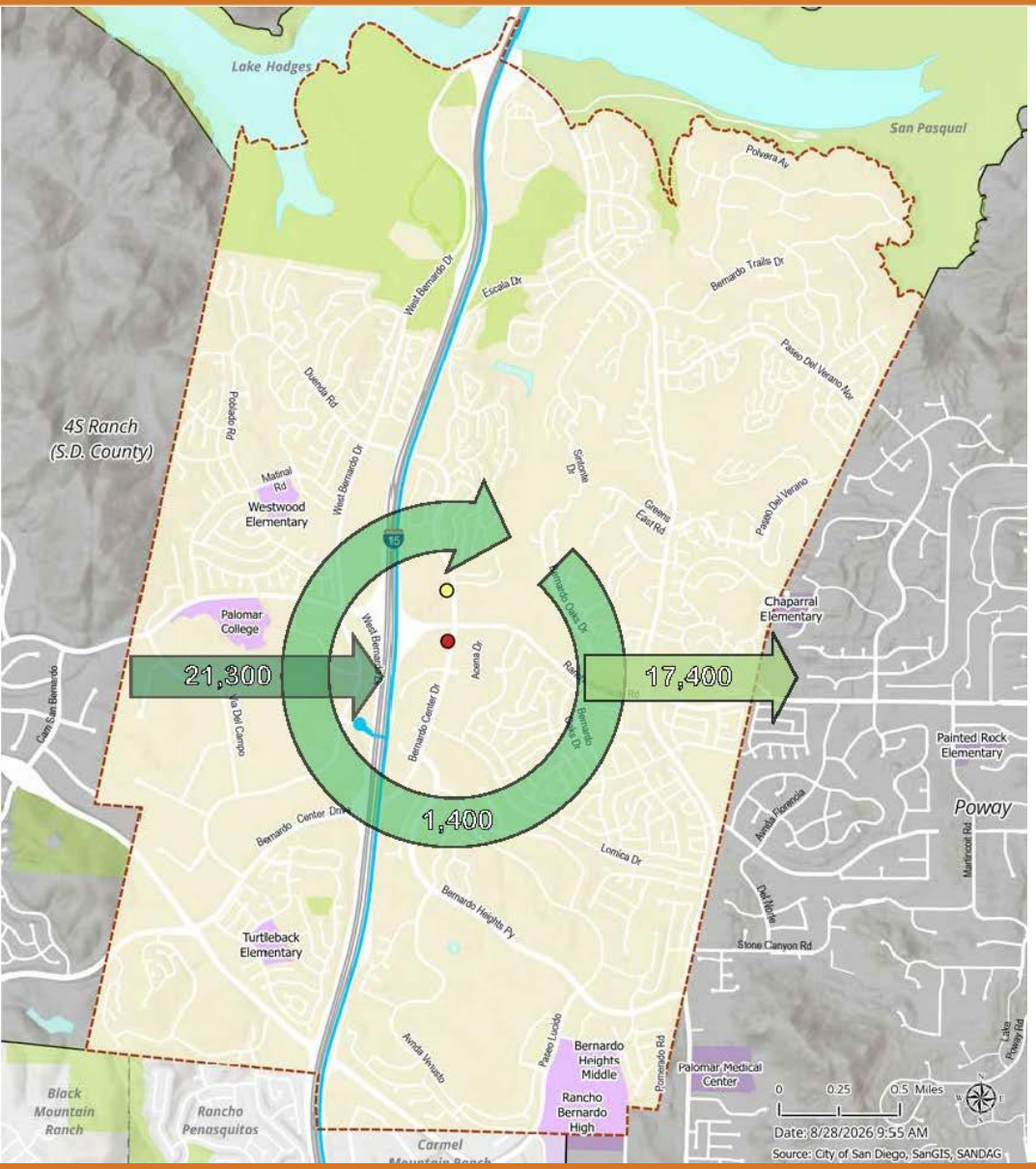
Business Sites

- Arts, Entertainment, Recreation
- Construction
- Educational Services
- Financial Services
- Food Services
- Manufacturing
- Medical and Healthcare Services
- Professional Services
- Public Agency
- Retail
- Vehicle Services
- Other

Business Concentrations:

- Prime Industrial area in southwestern area of community
- Commercial / Retail center in center of community

Commute Burden

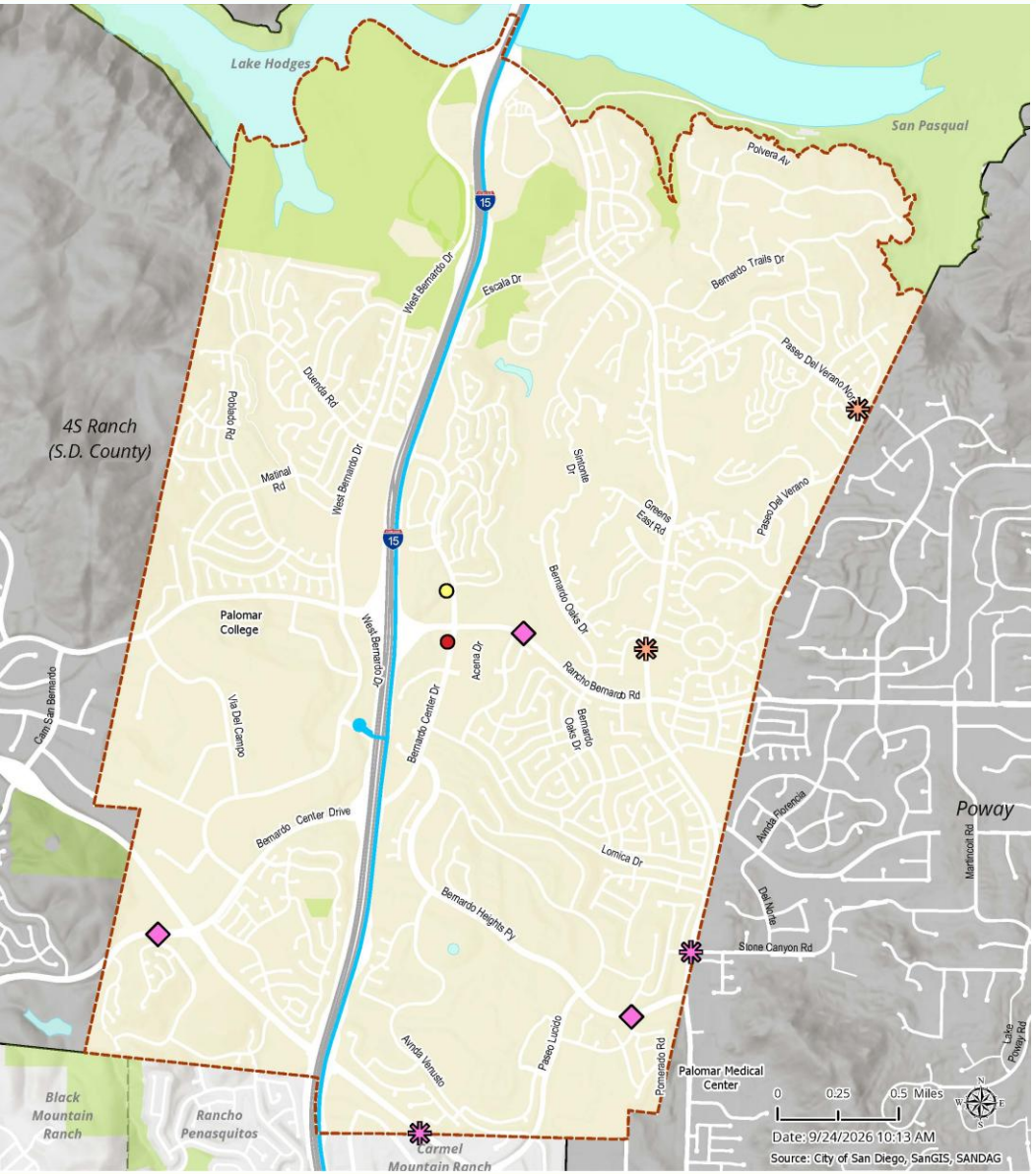


Category	Rancho Bernardo	San Diego Region
Vehicle Miles Traveled per Resident (miles)	21.1	16.8
Vehicle Miles Traveled per Employee (miles)	14.5	11.9

Commute Origin	Shares of Employees	Cumulative Share of Employees
Commutes by Place		
Rancho Bernardo	5.7%	N/A
City of San Diego	32.3%	38%
San Diego County	37.5%	75.5%
Outside of San Diego County	24.5%	
Commutes by Distance		
Within 5 Miles of Rancho Bernardo	23%	N/A
Within 10 miles of Rancho Bernardo	17.5%	40.5%
Within 25 miles of Rancho Bernardo	31.4%	71.9%
Within 50 miles of Rancho Bernardo	7.2%	79.1%
Within 75 miles of Rancho Bernardo	7.3%	86.3%
Within 100 miles of Rancho Bernardo	5.4%	91.7%
More than 100 miles from Rancho Bernardo	8.3%	

- RB residents and employees drive more than regional average
- Only 6% of RB employees live in RB
- More than 1 out of 5 RB employees (20.9%) live 50 or more miles from RB

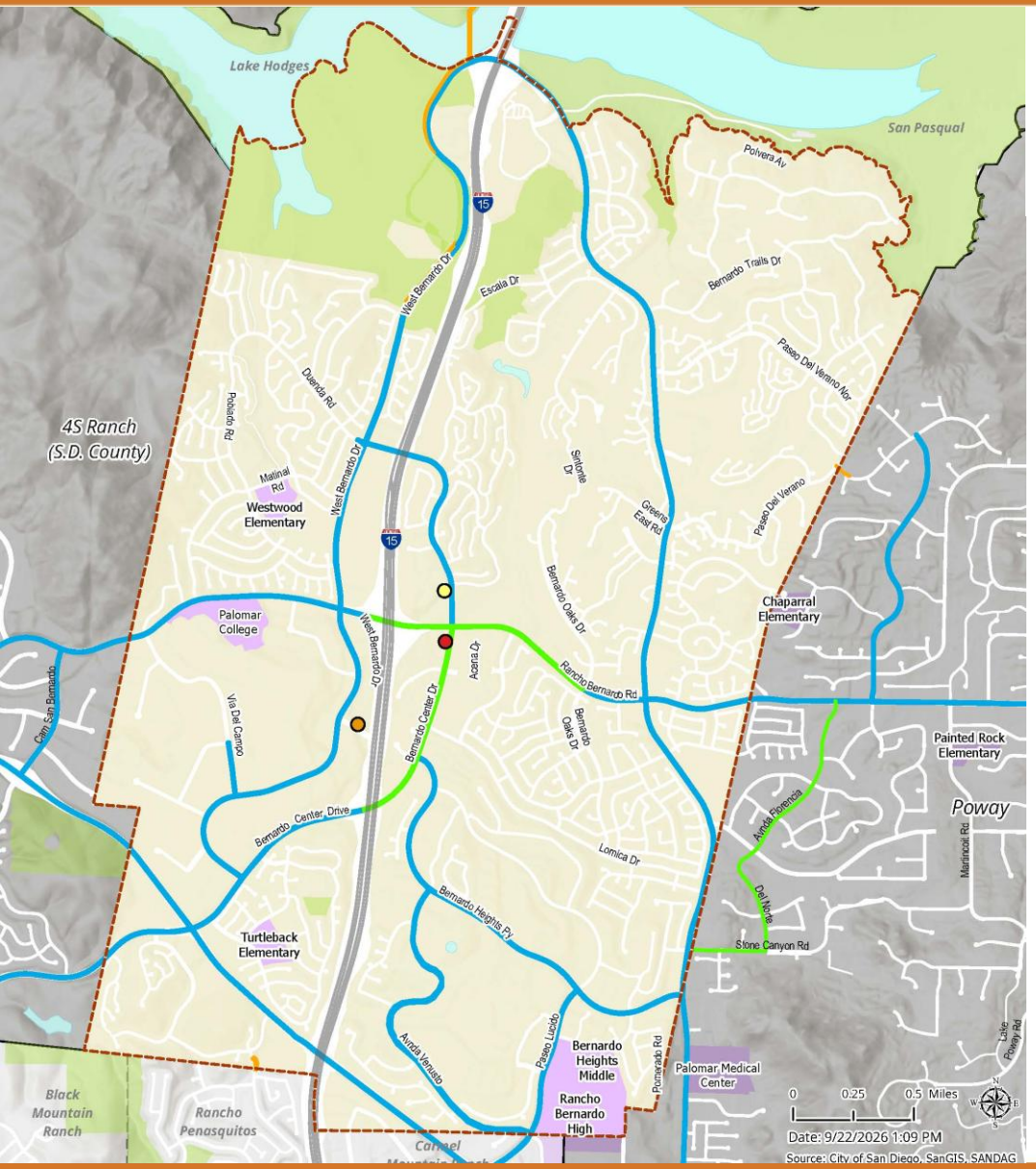
Pedestrian and Bicycle Collisions Resulting in Severe Injuries or Fatalities (2014 to 2025)



Pedestrian - Fatal
Pedestrian - Severe Injury
Bicycle - Severe Injury
Community Plan Boundary
Other Community Planning Area
Municipal Boundary
Water Body
Other Jurisdiction
Park or Open Space
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- Seven collisions involving people walking or biking resulted in severe injuries or fatalities (2014 to 2025)
  - Represents the most serious outcomes – not all collisions
- Wide thoroughfares and barriers between neighborhoods create challenges for walking and biking

Existing Bike Network



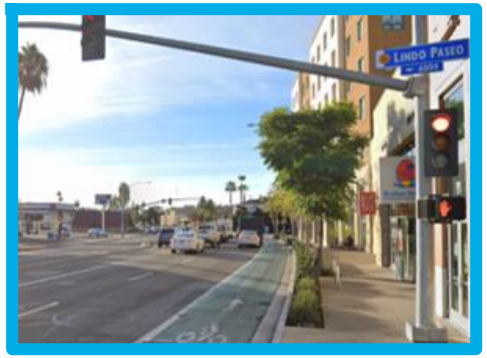
Existing Bicycle Facilities

Class I- Multi-Use Path

Class II-Bike Lane

Class III-Bike Route

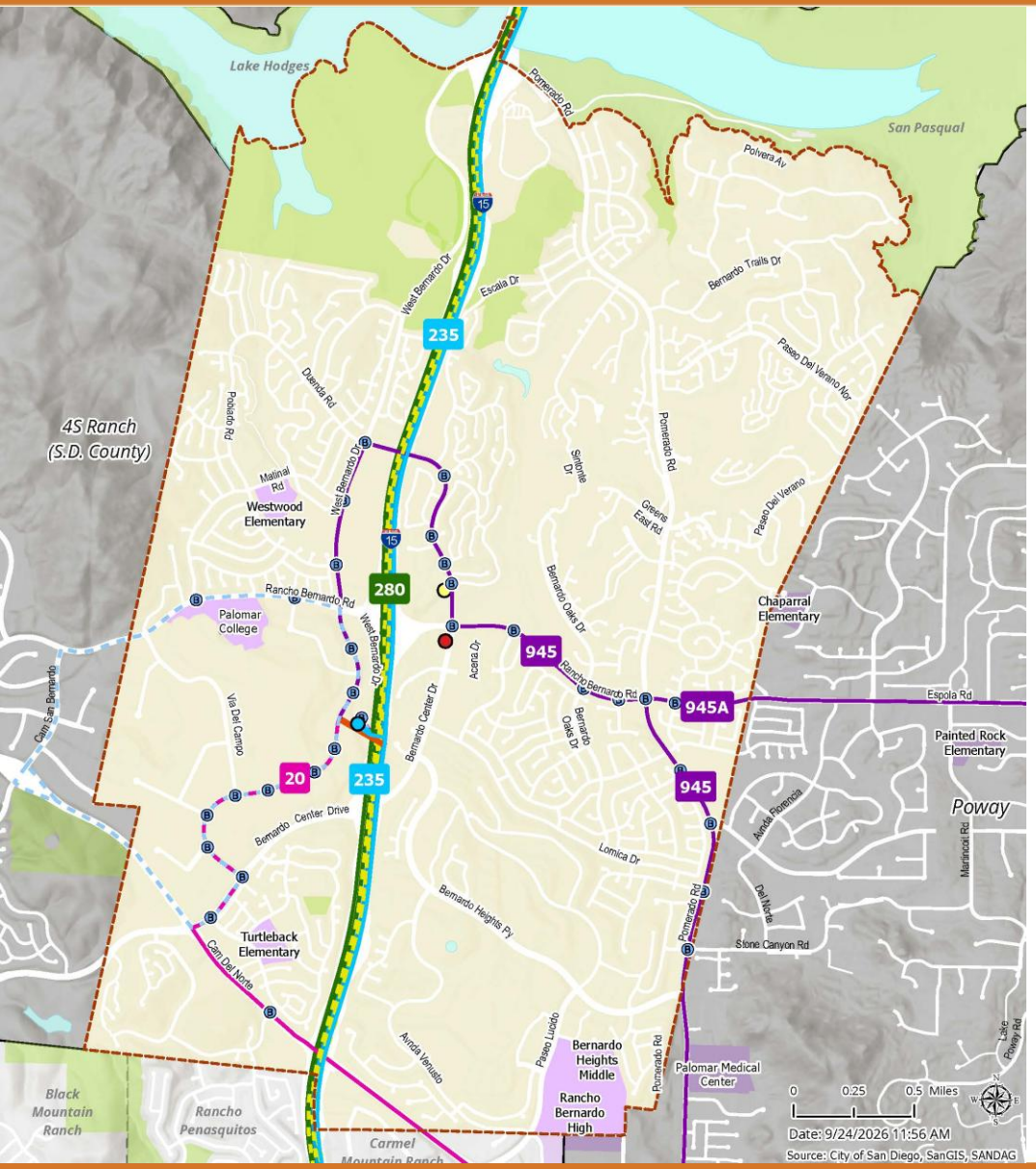






- RB bike network is mostly Class II Bike Lanes
- Class III Bike Routes are located along Rancho Bernardo Road and Bernardo Center Drive
- Class I Multi-Use Paths are located near and within San Dieguito River Concept Park

Existing & Planned Transit Routes



Existing RB transit destinations:

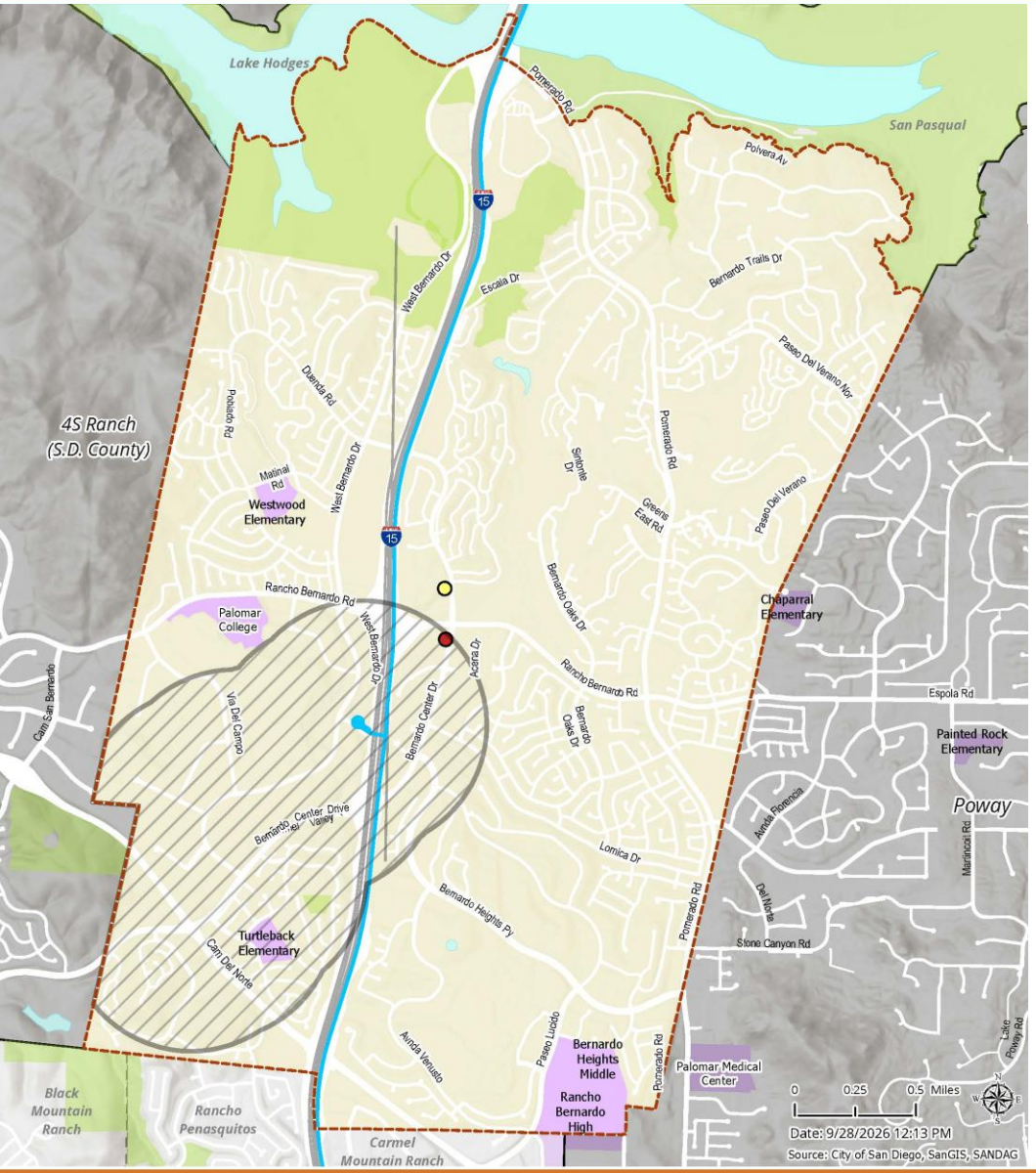
- Downtown San Diego
- City of Escondido
- Poway High School

Planned RB transit destinations:

- UCSD / Sorrento Valley
- Downtown San Diego
- Carlsbad
- Kearny Mesa
- Business Park Loop (west of I-15)

Commute Mode Share	Rancho Bernardo	Citywide	Regionwide
Drive Alone	66.6%	63%	66%
Carpooled	4.7%	8%	8%
Transit	0.7%	3%	2%
Walked	1.2%	3%	3%
Bicycle	0.1%	1%	1%
Taxicab, Motorcycle, or Other	0.4%	2%	2%
Worked from Home	26.3%	21%	19%

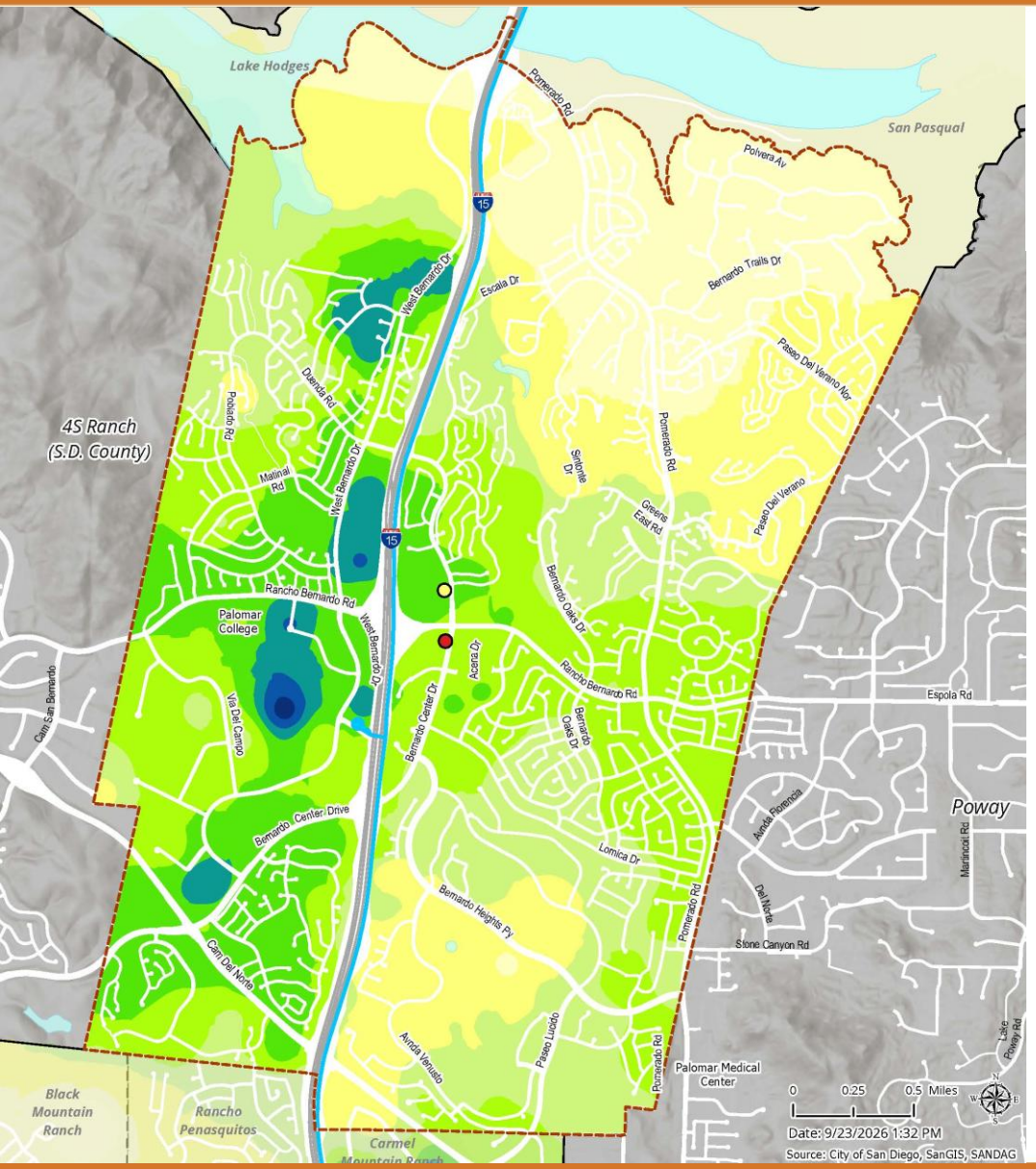
Transit Priority Areas



Transit Priority Areas (TPA)
Community Plan Boundary
Other Community Planning Area
Municipal Boundary
Institutional
Other Jurisdiction
Park or Open Space
Water Body
Rapid Bus Route
Ranch Bernardo Transit Station
Library
Fire Station

- Transit Priority Areas are within a half-mile radius of existing or planned major transit stops.
- Locating more homes, jobs, and services near transit can expand travel choices and reduce the need to drive.

General Plan / Climate Action Plan Growth Framework



New Homes and Services Level

High

Low

- Community Plan Boundary
- Other Community Planning Area
- Municipal Boundary
- Other Jurisdiction
- Rapid Bus Route
- Ranch Bernardo Transit Station
- Library
- Fire Station

Village Climate Goal Propensity

- Helps meet CAP goals by lowering GHG
- Locations where residents may be more likely to drive less
  - ONE factor when studying land use

Public Parks and Open Spaces



- Open Space
- Community Park
- San Dieguito River Concept Park
- Recreation Center
- Senior Center
- SDRP Coast To Crest Trail
- San Dieguito River Park Trail
- City of San Diego Trails
- SD County Trails

Total Population (2025)	42,000 People
Recreation Value Points	
Recreation Value Points Goal *(100 Points Per 1,000 People)*	4,200 Points
Current Recreation Value Points	959 Points
Recreation Center	
Recreation Center Goal *(17,000 Sq. Ft. Per 25,000 People)*	28,600 Sq. Ft
Current Recreation Center Square Footage	18,000 Sq. Ft
Aquatic Complex	
Aquatic Complex Goal *(1 Complex per 50,000 People)*	1 Complex
Current Number of Aquatic Complexes	0 Complexes

RBs existing parks:

- A large community park with a Recreation Center, Senior Center, sports fields / courts and children's play equipment
- Trails at Battle Mountain Resource-Based Park
- The San Dieguito River Concept Park

Private Parks and Open Spaces



- Landscape Open Space
- Membership Recreation
- Private HOA Recreation
- Resort
- Fee Based Golf Course
- Community Plan Boundary
- Municipal Boundary
- Other Jurisdiction
- Rapid Bus Route
- Ranch Bernardo Transit Station
- Library
- Fire Station

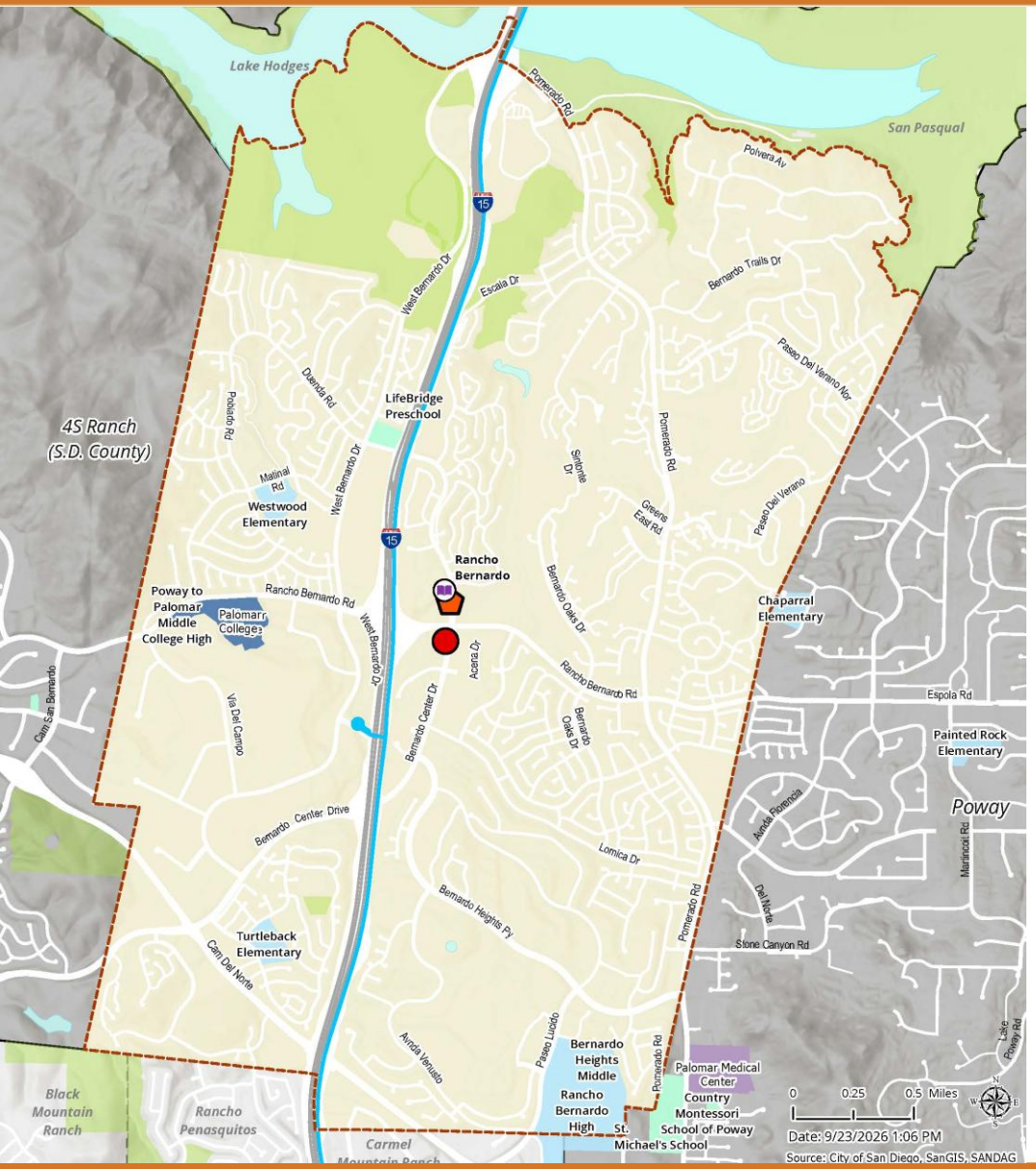
RBs Private parks:

- Many private recreation facilities required as part of master planned development



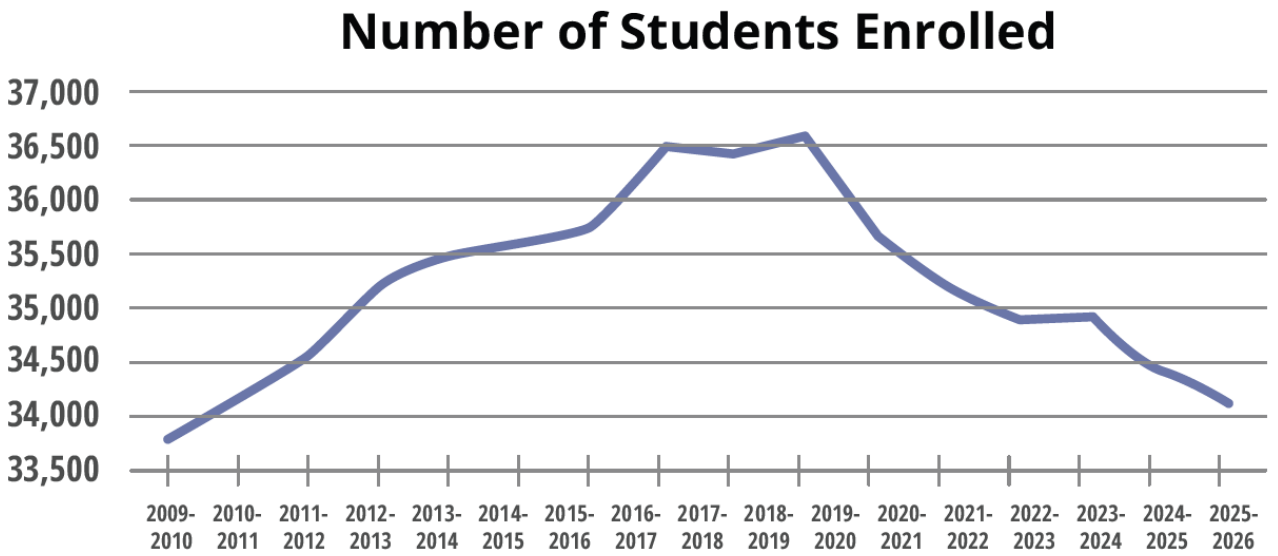


Public Facilities



- Library
- Fire Station
- Community Relations Storefront (SDPD)
- Public School
- Private School
- Higher Education
- Community Plan Boundary
- Other Community Planning Area
- Municipal Boundary
- Other Jurisdiction
- Hospital
- Rapid Bus Route
- Ranch Bernardo Transit Station

- Consistent enrollment at Poway Unified since 2010
- Slight peaks between 2016 – 2019



In Progress / Upcoming

- **Gather community ideas** about neighborhood strengths, needs, and opportunities.
- **Establish a shared vision and priorities** to guide the plan update.
- **Develop early concepts** for housing, jobs, mobility, parks, and public spaces.
- **Publish an Ideas Report** for community feedback and refine concepts before preparing the draft plan.

We Want to Hear From You!

Take the online survey (by Dec. 31)!

1. In a few words, what do you like most about Rancho Bernardo today?

2. What is your favorite place to spend time in Rancho Bernardo?

3. In a few words, how would you like Rancho Bernardo to be in the future?

We Want to Hear From You!

Scan the QR code below to take a brief survey



We Want to Hear From You!

Questions or Comments?

Email us at PlanRB@SanDiego.gov

Learn More about the Rancho Bernardo Community Plan Update and **Stay Involved** by Visting ***www.SanDiego.gov/PlanRB***